

3409/25

3198/25



पश्चिम बंगाल WEST BENGAL

AU 932781

04/07/25
04/21/882894/25

Certified that the document
is admitted to Registration.
The signature sheet/s and the
endorsement sheets attached
with this document are the
part of this document.

Handwritten signature

Addl. Distict Sub Registrar
Garia, South 24 Parganas

040725

DEED OF GIFT

THIS DEED OF GIFT is made on this the ^{4th} day of
July, Two Thousand & Twenty Five (2025) A.D.

Sl. No. 1468 Date 02/6/25
Sold to Debansh Roy
Rupees 27

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kal-27



Identified by:

Debansh Roy
Advocate

Alipore Police Court
Kal-27

Addl. District Sub Registrar
Garia, South 24 Parganas

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BETWEEN

Mr. NIRODE BARAN SEN @ NIROD BARAN SENGUPTA (PAN No. **AKAPS7422C & AADHAAR No. 7952 7471 2080**, D.O.B. – 10.06.1945), son of Late Sudhir Kumar Sen @ Sudhir Kumar Sengupta, by faith-Hindu, by occupation – retired person, by Nationality- Indian residing at 92/B/11, N.K. Banerjee Street, P.S. & P.O. Rishra, P.I.N. – 712248, District - Hooghly

Hereinafter known as the **DONOR** (which expression shall mean and include his heirs, successors, executors, representatives, assign etc) party of the **FIRST PART**.

AND

Mr. SUDIPTA SENGUPTA (PAN No. **BLKPS4137E & AADHAAR No. 2615 1893 1801**, D.O.B. – 06.05.1977) son of Late Suhrid Kumar Sengupta, by faith-Hindu, by occupation – business, by Nationality-Indian, residing at 37, Lake Garden, Laskarpur, P.S. Narendrapur (formerly – Sonarpur), P.O. Laskarpur, P.I.N. – 700153, District – South 24 Parganas.

Hereinafter referred to as **DONEE** (which expression shall mean and include his heirs, successors, executors, representatives, assign etc) party of the **SECOND PART**.

WHEREAS :

- A. The **DONOR** herein has held out, represented before and assured the **DONEE**, inter alia, as follows:
- B. **Partition of India:** After the partition of India, a number of residents of the former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to the circumstances beyond their control and the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.



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- C. **Refugee Rehabilitation:** (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta of LOP- 37, Garia Laskarpur, G.S. Scheme, Police Station- Sonarpur (now Narendrapur), Post Office- Laskarpur, Kolkata- 700153, District- South 24 Parganas, were such persons who had to come to use and occupy a piece of land more fully described in the Schedule hereunder and said (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for their rehabilitation and the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in C.S. Dag No. 758(P), 759(P), 58(P) of Mouza - Laskarpur under P.S. Narendrapur (formerly Sonarpur) in District - South 24 Parganas under the provisions of the L.D.P. Act 1948/ L.A. Act I of 1894 including the plot, acquired by the said (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta.
- D. **Gift Deed :** It has been decided by the Government of West Bengal to make a gift of the said plot of land in favour of (1) Late Suhrid Kumar Sengupta, (2) Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen, (3) Nirode Baran Sen @ Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta so as to confer absolute right title and interest in he said land where they have been residing peacefully for a long time more fully described in the Schedule below and subsequently by the way of an Indenture made on 13.04.1993, registered in the office of A.D.S.R. Alipore, South 24 Parganas, duly recorded in Book No. I, Volume No. 8, Pages from 41 to 44, Being No. 536 for the year 1993., the Governor of the State of West Bengal being the Donor through the Refugee Relief and Rehabilitation Department of Government of West Bengal gifted and transferred ALL THAT piece and parcel of bastu land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S.



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Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas in favour of (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta, being the Donee mentioned therein the said Deed.

- E. **Mutation:** After that said (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirode Baran Sen @ Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta became the absolute and joint owners of the aforesaid property got their names mutated in the office of Rajpur Sonarpur Municipality vide Municipal Holding No. 54, Street- Lake Garden, under Ward No. 31, P.I.N. – 700153 and used to pay all his taxes to the respected authority and authorities time to time and thus each of them individually became the owner of undivided 1/4th share i.e. 12 Chatak of the entire 3 Katha land more fully described in the Schedule below.

- F. **Ownership of Late Suhrid Kumar Sengupta, and others:** Thus under the above mentioned facts and circumstances (1) Late Suhrid Kumar Sengupta, (2) Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen, (Nirode Baran Sen @ Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta became the absolute and joint owners of ALL THAT piece and parcel of bastu land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. –



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700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas.

- Thus Late Suhrid Kumar Sengupta, individually became the owner of undivided 1/4th share i.e. 12 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
 - Thus Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen, individually became the owner of undivided 1/4th share i.e. 12 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
 - Thus Nirode Baran Sen @ Nirod Baran Sengupta, individually became the owner of undivided 1/4th share i.e. 12 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
 - Thus Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, individually became the owner of undivided 1/4th share i.e. 12 Chatak of the entire 3 Katha land more fully described in the Schedule below.
- G. **Demise of Suhrid Kumar Sengupta:** While peacefully enjoying his undivided share in the aforesaid property more fully described in the Schedule below Suhrid Kumar Sengupta died intestate on 24.05.2024, leaving behind his wife namely (1) Swapna Sengupta, one son namely (2) Sudipta Sengupta and one daughter namely (3) Sangita Jana to jointly inherit his aforesaid undivided 1/4th share i.e. 12 Chatak land more or less as legal heir and successors and each legal heir individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below.
- Thus Swapna Sengupta, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;



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➤ Thus Sudipta Sengupta, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;

➤ Thus Sangita Jana, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;

H. **Demise of Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen:** While peacefully enjoying his undivided share in the aforesaid property more fully described in the Schedule below Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen died intestate on 07.09.2022, leaving behind his wife namely (1) Mrs. Rina Sen @ Rina Sengupta, one son namely (2) Mr. Supratim Sen @ Supratim Sengupta and one daughter namely (3) Mrs. Suparna Sen @ Suparna Sengupta to jointly inherit his aforesaid undivided 1/4th share i.e. 12 Chatak land more or less as legal heir and successors and each legal heir individually became the owner of undivided 1/12th share share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below.

➤ Thus Mrs. Rina Sen @ Rina Sengupta, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;

➤ Thus Mr. Supratim Sen @ Supratim Sengupta, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;

➤ Thus Mrs. Suparna Sen @ Suparna Sengupta, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below .

I. **Ownership of Swapna Sengupta and others:** Thus under the above circumstances (1) Swapna Sengupta, (2) Sudipta Sengupta, (3) Sangita Jana, (4) Mrs. Rina Sen @ Rina Sengupta, (5) Mr. Supratim Sen @ Supratim Sengupta, (6) Mrs. Suparna Sen @ Suparna Sengupta, (7) Nirode Baran Sen @ Nirod



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Baran Sengupta and (8) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta became the absolute and joint owners of the landed property i.e. ALL THAT piece and parcel of bastu land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less lying and situated under Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas .

Name	Total Land	Share	Area
Swapna Sengupta	3 Katha	Undivided 1/12th Share	4 Chatak
Sudipta Sengupta		Undivided 1/12 Share	4 Chatak
Sangita Jana,		Undivided 1/12th Share	4 Chatak
Mrs. Rina Sen @ Rina Sengupta		Undivided 1/12th Share	4 Chatak
Mr. Supratim Sen @ Supratim Sengupta		Undivided 1/12th Share	4 Chatak
Mrs. Suparna Sen @ Suparna Sengupta,		Undivided 1/12th Share	4 Chatak
Nirode Baran Sen @ Nirod Baran Sengupta		Undivided 1/4th share	12 Chatak
Pramode Ranjan Sengupta @ Promod Ranjan Sengupta		Undivided 1/4th share	12 Chatak
Total			48 Chatak

- J. **Title of Donor:** Thus under the above circumstances **Nirode Baran Sen @ Nirod Baran Sengupta (Donor herein)** became the absolute owner of **ALL THAT** piece and parcel of **undivided 1/4th share i.e., 12 Chatak** land more or less bastu land out of total land admeasuring about **3 Katha** equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under **Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P)** corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No.



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37, **Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153**, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas more fully described in the **Schedule** below.

- K. Now the DONEE is the **nephew (brother's son)** of the DONOR. The DONEE is very much careful to the DONOR. The DONOR had and still has love and affection towards DONEE also the DONEE, and out of which the DONOR intends to gift his **ALL THAT** piece and parcel of **undivided 1/4th share i.e., 12 Chatak** land more or less bastu land out of total land admeasuring about **3 Katha** equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under **Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P)** corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, **Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153**, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas more fully described in the **Schedule** below hereinafter referred to as the said Property mentioned in the Schedule below in favour of DONEE.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS:-

The DONEE is the **nephew (brother's son)** of the DONOR. The DONEE is very much careful to the DONOR. The DONOR had and still has love and affection towards DONEE also the DONEE, and out of which the DONOR intends to gift his **ALL THAT** piece and parcel of **undivided 1/4th share i.e., 12 Chatak** land more or less bastu land out of total land admeasuring about **3 Katha** equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under **Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P)** corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, **Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153**, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas more



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fully described in the Schedule below hereinafter referred to as the said Property mentioned in the Schedule below free from all encumbrances whatsoever as absolute owner thereof free from all encumbrances whatsoever hereinafter referred in the Schedule as the SAID PROPERTY to the DONEE. And the **DONEE has agreed to receive** the gift and do hereby admit and acknowledge and/or from the same released, discharge the DONEE of the land the DONOR herein do hereby grant, convey, gift transfer, assign and assure unto the use of the DONEE of the said property with proportionate share of the land free from all encumbrances whatsoever described in the Schedule written hereunder and all the right, title, interest, claim and demand whatsoever of the DONOR into or upon the property and every part thereof in Law and of the DONOR into or upon the said property and every part thereof in Law and Equity to enter upon and to HAVE AND TO HOLD own and possess the same unto and to the contrary the DONOR is now lawfully ceased and possessed of the Schedule Property free from all encumbrances or defect in the said property and the DONEE herein shall hereafter peaceably and quietly, hold, possess and enjoy the schedule Property without any claim or demand whatsoever from the DONOR and their respective legal heirs and successors person claiming through or under them.

AND IT IS FURTHER AGREED AND DECLARES AS FOLLOWS:

1. The DONEE has proprietary rights such as the DONOR derived, in respect of the property described in the schedule in any manner whatsoever so as to affect others.
2. That the DONEE shall also be entitled to alienate transfer, sell mortgage, grant, lease of the said property conveyed by this Deed of Gift.
3. DONEE shall have right of the said property. Hence DONOR or her legal heirs and successors cannot claim any proportionate right over these from the execution of this deed of gift.
4. The DONEE shall pay for the Municipal taxes to concerned authority regularly and punctually of the said property.
5. The DONEE shall be entitled to use the said property for any purpose or his successors executors, representatives as same as DONORS use the same.



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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **undivided 1/4th share i.e., 12 Chatak** land more or less bastu land out of total land admeasuring about **3 Katha** equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under **Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P)** corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, **Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153**, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas together with other easements right, hereinafter referred to as the “SAID PROPERTY”, butted and bounded as follows:-

ON THE NORTH	:	LOP No. 33
ON THE SOUTH	:	15 Feet Wide Municipal Road
ON THE EAST	:	LOP No. 38
ON THE WEST	:	25 Feet Wide Municipal Road



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IN WITNESS WHEREOF, the Parties hereto have hereunder set and subscribed their respective hands and seals on the day month and year first above written

SIGNED AND DELIVERED

By the Parties at Kolkata

1. Aparna sengupta
w/o of Sudipta sengupta
37 Lake garden
Kol-700153



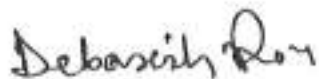
SIGNATURE OF DONOR

2. Debasish Roy
Alipore Police Court
Kat-27



SIGNATURE OF DONEE

Drafted by me:



DEBASISH ROY

Advocate

Alipore Police Court

Enrollment No. F/993/2016



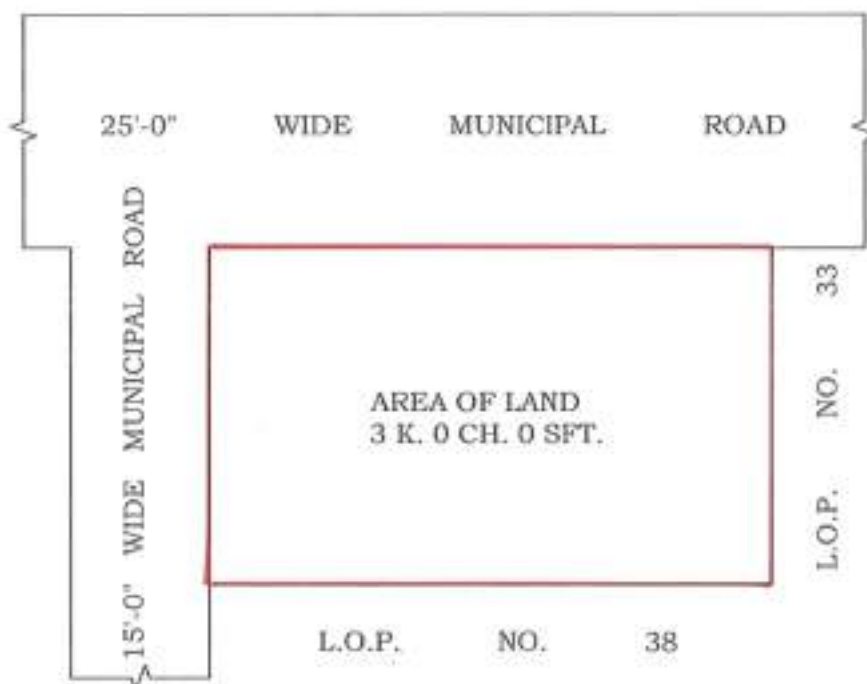
Addl. District Sub Registrar
Garia, South 24 Parganas

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SITE PLAN SHOWING AT MOUZA LASKARPUR, J.L. NO. 57, L.O.P. NO. 37, UNDER L.R. KHATIAN NO. 213, IN PART OF C.S./R.S. DAG NOS. 758, 759, 58 & L.R. DAG NO. 1527, BEING HOLDING NO. 54, LAKE GARDEN, WITHIN THE LOCAL LIMITS OF RAJPUR SONARPUR MUNICIPALITY, UNDER WARD NO. 31, UNDER P.S. FORMERLY SONARPUR NOW NARENDRAPUR, DISTRICT SOUTH 24 PARGANAS, KOLKATA 700153.

AREA OF LAND MEASURING (M/L) 0 K. 12 CH. 0 SFT. UNDIVIDED $\frac{1}{4}$ TH SHARE OUT OF TOTAL AREA OF LAND 3 K. 0 CH. 0 SFT. ALONG WITH R.T.S. 200 SFT. SHOWN IN RED BORDER.

PURCHASER : SK SABIR UDDIN



TRACED BY

SOUMITRA MONDAL

SIGN. OF DONOR

SIGN. OF DONEE

CIVIL ENGINEER & SURVEYOR
ALIPORE POLICE COURT
KOLKATA 700027



Addl. District Sub Registrar
Garia, South 24 Parganas

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SPECIMEN FORM FOR TEN FINGER PRINTS



Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

h. Badan

h. Badan



Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Sudipta Sengupta

Sudipta Sengupta

Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



030720252014217763

GRIPS Payment Detail

GRIPS Payment ID:	030720252014217763	Payment Init. Date:	03/07/2025 23:18:03
Total Amount:	61884	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9254943933419	BRN Date:	03/07/2025 23:18:27
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SUDIPTA SENGUPTA
Mobile: 9830239266

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260142177648	Directorate of Registration & Stamp Revenue	61884
Total			61884

IN WORDS: SIXTY ONE THOUSAND EIGHT HUNDRED EIGHTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID





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



192025260142177648

GRN Details

GRN:	192025260142177648	Payment Mode:	SBI Epay
GRN Date:	03/07/2025 23:18:03	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9254943933419	BRN Date:	03/07/2025 23:18:27
Gateway Ref ID:	555048950465	Method:	State Bank of India UPI
GRIPS Payment ID:	030720252014217763	Payment Init. Date:	03/07/2025 23:18:03
Payment Status:	Successful	Payment Ref. No:	2001882834/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SUDIPTA SENGUPTA
Address: 37 LAKE GARDEN, LASKARPUR, KOL - 700153
Mobile: 9830239266
Period From (dd/mm/yyyy): 03/07/2025
Period To (dd/mm/yyyy): 03/07/2025
Payment Ref ID: 2001882834/2/2025
Dept Ref ID/DRN: 2001882834/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001882834/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	53020
2	2001882834/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	8864
Total				61884

IN WORDS: SIXTY ONE THOUSAND EIGHT HUNDRED EIGHTY FOUR ONLY.

Documents Need

Major Information of the Deed

Deed No :	I-1629-03193/2025	Date of Registration	04/07/2025
Query No / Year	1629-2001882834/2025	Office where deed is registered	
Query Date	02/07/2025 6:39:09 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	DEBASISH ROY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290029882, Status : Advocate		
Transaction	Additional Transaction		
[0204] Gift, Gift in t/o others except family members, Government, Local Body	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 8,85,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 53,120/- (Article:33(ii))	Rs. 8,864/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

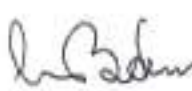
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:54 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1527 (RS :-758)	LR-213, (RS:-21310)	Bastu	Bari	12 Chatak	1/-	8,25,000/-	Width of Approach Road: 25 Ft., Last Reference Deed No :1605-I -00536-1993
Grand Total :					1.2375Dec	1 /-	8,25,000 /-	

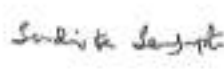
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NIRODE BARAN SEN, (Alias: Mr NIROD BARAN SENGUPTA) Son of Late SUDHIR KUMAR SEN Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office	 04/07/2025	 LTI 04/07/2025 Captured	 04/07/2025
92/B/11, N.K.BANERJEE STREET, City:- , P.O:- RISHRA, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712248 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AKxxxxxx2C, Aadhaar No: 79xxxxxxxx2080, Status :Individual, Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUDIPTA SENGUPTA (Presentant) Son of Late SUHRID KUMAR SENGUPTA Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office	 04/07/2025	 LTI 04/07/2025 Captured	 04/07/2025
Son of Late SUHRID KUMAR SENGUPTA 37 LAKE GARDEN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: BLxxxxxx7E, Aadhaar No: 26xxxxxxxx1801, Status :Individual, Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASISH ROY Son of Mr N ROY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 04/07/2025	 Captured	 04/07/2025
Identifier Of Mr SUDIPTA SENGUPTA, Mr NIRODE BARAN SEN			

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 NIRODE BARAN SEN	Mr SUDIPTA SENGUPTA		1.2375 Dec	8,25,000/-

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 NIRODE BARAN SEN	Mr SUDIPTA SENGUPTA		200 Sq Ft	60,000/-

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:54 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1527, LR Khatian No:- 213		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 162903193 / 2025

On 04-07-2025

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

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

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

Presented for registration at 11:03 hrs on 04-07-2025, at the Office of the A.D.S.R. GARIA by Mr SUDIPTA SENGUPTA ,Claimant.

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 8,85,000/-. Other amount Rs 8,85,000/-

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

Execution is admitted on 04/07/2025 by 1. Mr SUDIPTA SENGUPTA, Son of Late SUHRID KUMAR SENGUPTA, 37 LAKE GARDEN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 2. Mr NIRODE BARAN SEN, Alias Mr NIROD BARAN SENGUPTA, Son of Late SUDHIR KUMAR SEN, 92/B/11, N.K.BANERJEE STREET, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712248, by caste Hindu, by Profession Retired Person

Indetified by Mr DEBASISH ROY, , Son of Mr N ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,864.00/- (A(1) = Rs 8,850.00/- ,E = Rs 14.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 8,864/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2025 11:18PM with Govt. Ref. No: 192025260142177648 on 03-07-2025, Amount Rs: 8,864/-, Bank: SBI EPay (SBIEPay), Ref. No. 9254943933419 on 03-07-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 53,120/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 53,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1468, Amount: Rs.100.00/-, Date of Purchase: 02/07/2025, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2025 11:18PM with Govt. Ref. No: 192025260142177648 on 03-07-2025, Amount Rs: 53,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 9254943933419 on 03-07-2025, Head of Account 0030-02-103-003-02



Sanjeev Kumar Shaw
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2025, Page from 76328 to 76348

being No 162903193 for the year 2025.



Digitally signed by SANJEEV KUMAR SHAW
Date: 2025.07.15 12:01:13 +05:30
Reason: Digital Signing of Deed.

(Sanjeev Kumar Shaw) 15/07/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.