

04855/22

7.47/8/2022



अभिभूत पश्चिम बंगाल WEST BENGAL

65AB 586930

25.3.22
Ce-21928160

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


District Sub-Register-III
Alipore, South 24-parganas

25 MAR 2022

DEED OF GIFT

THIS DEED OF GIFT made on this 25th day of
March, in the year Two Thousand and Twenty Two
(2022);

BY AND BETWEEN

SUMANA DAS (PAN- CLWPD2511E, Aadhaar No. 5716 5013 9808), wife of Late Purnendu Bikash Das, daughter Late Sudhir Chandra Das, by faith- Hindu, by nationality- Indian, by occupation- House hold duties, residing at Dighirpar, P.O. & P.S.- Canning, District- South 24 Parganas, Pin- 743329, hereinafter called and referred to as the **DONOR** (which expression shall excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI SUMANTA DAS (PAN- AHRPD5435E, Aadhaar No. 7009 0016 1453), son of Late Sudhir Chandra Das, by faith- Hindu, by nationality- Indian, by occupation- Self employed, residing at 252A, Ramkrishna Pally, P.O.- Sonarpur, P.S.- Sonarpur at present Narendrapur, Kolkata-700150, District- South 24 Parganas, hereinafter called and referred to as the **DONEE** (which expression shall excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Dr. Sushil Dasgupta on 06.06.1967 purchased a plot of land measuring 5 Cottahs 1.5 Chittacks in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla,

R.S. Khatian No. 27 & 44, R.S. Dag No. 64, 136 & 166, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur, District: South 24 Parganas by virtue of a Deed of Conveyance executed by Ashrama Praktan Chattra Sangha, Narendrapur, South 24 Parganas and said Deed of Conveyance has been registered before S.R. Sonarpur and recorded in Book No. 1, Volume No. 16, pages 26 to 29, being deed No. 860 for the year 1967.

AND WHEREAS said Dr. Sushil Dasgupta duly mutated his name in the office of B.L. & L.R.O. vide L.R. Dag No. 145, L.R. Khatian No. 556 and seized and possessed the said land free from all encumbrances by paying taxes regularly to the concerned authority.

AND WHEREAS said Dr. Sushil Dasgupta sold, transferred and conveyed a plot of land measuring 3 Cottahs in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur, District: South 24 Parganas in favour of Narayan Roy Chowdhury by virtue of a Deed of Conveyance dated 28.08.1981 which was registered before S.R.

Sonarpur and recorded in Book No. 1, Volume No. 54, pages 123 to 125, being deed No. 4289 for the year 1981.

AND WHEREAS said Dr. Sushil Dasgupta sold, transferred and conveyed a plot of land measuring 2 Cottahs 1.5 Chittacks out of 5 Cottahs 1.5 Chittacks in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur, District: South 24 Parganas in favour of Smt. Minati Das, wife of Late Sudhir Chandra Das by virtue of a Deed of Conveyance dated 28.08.1981 which was registered before S.R. Sonarpur and recorded in Book No. 1, Volume No. 62, pages 260 to 230, being deed No. 4290 for the year 1981.

Be it mentioned here that inadvertently R.S. Khatian No. 44 did not type in the aforesaid two Deed of Conveyances.

AND WHEREAS said Smt. Minati Das while seized and possessed her purchased land measuring 2 Cottahs 1.5 Chittacks, more or less, in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263, Ramkrishna Pally, P.S.

Sonarpur, District: South 24 Parganas, died intestate on 19.01.1988 leaving behind her husband Sudhir Chandra Das, one son Sumanta Das and one daughter Sumana Das, as her legal heirs and successors, who jointly inherited the said property according to Hindu Succession Act.

AND WHEREAS said Sudhir Chandra Das died intestate on 03.06.2009 leaving behind his aforesaid son Sumanta Das and daughter Sumana Das, as his legal heirs and successors.

AND WHEREAS by virtue of inheritances, the said Sumana Das and Sumanta Das, the Donor and Donee herein become the joint owners of **ALL THAT** piece and parcel of land measuring more or less 2 Cottahs 1.5 Chittacks in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur, District: South 24 Parganas and jointly enjoying the said property free from all encumbrances.

AND WHEREAS the Donor herein desire to gift her **undivided 1/2 share of land measuring 1 Cottahs 0 Chittack 33.75 sq.ft.**

more or less out of total land measuring more or less 2 Cottahs 1.5 Chittacks in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur at present Narendrapur, within the limits of Rajpur Sonarpur Municipality, Ward No. 08, Kolkata-700150, Mission Pally Road, District South 24 Parganas, more fully described in the **Schedule** hereunder, in favour of her **full blooded brother**, the Donee herein.

NOW THIS INDENTURE WITNESSETH that in consideration of natural love, which the Donor had and still has for **the Donee, latter being his full blooded daughter**, the Donor doth hereby and has under renounce **ALL THAT** piece and parcel of **undivided 1/2 share of land measuring 1 Cottahs 0 Chittack 33.75 sq.ft.** more or less out of total land measuring more or less 2 Cottahs 1.5 Chittacks in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur at present Narendrapur, within the limits of Rajpur Sonarpur Municipality, Ward No. 08, Kolkata-700150, Mission Pally Road,

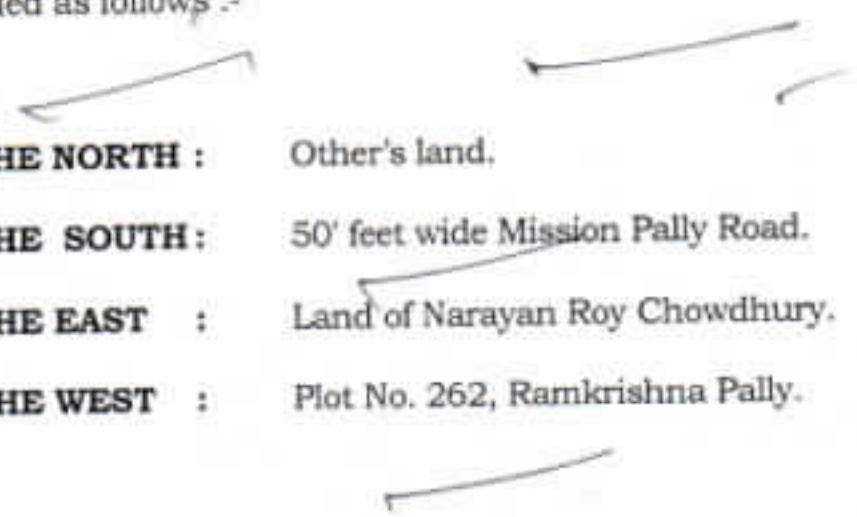
District South 24 Parganas, which is more particularly mentioned in the Schedule hereunder written, the right, title and interest with intent to vest the same in and grant, convey, transfer, give and assure unto the use of the Donee truly and voluntarily, the property mentioned and described in the **SCHEDULE** hereto and hereinafter referred to as "the **SAID PROPERTY**" and delivered of his same unto and in favour of the Donee, **TO HAVE AND TO HOLD** the same for his sole use and benefit absolutely and unconditionally forever, usual covenants as in a said Deed. **AND THAT** the Donee accepted the gift of the said properties hereunder made at testified by his being a Party hereto and executing these presents.

The estimated value of the said property Rs.5,00,000/- (Rupees five lakhs) only.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **undivided 1/2 share of land measuring 1 Cottahs 0 Chittack 33.75 sq.ft.** more or less out of total land measuring more or less 2 Cottahs 1.5 Chittacks in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme

Plot No. 263, Ramkrishna Pally, P.S. Sonarpur at present Narendrapur, within the limits of Rajpur Sonarpur Municipality, Ward No. 08, Kolkata-700150, Mission Pally Road, District South 24 Parganas. The entire land is specifically shown in the sketch Map with "**RED**" border annexed to this Deed of Gift and the said Map should be treated as part of this Deed, which is butted and bounded as follows :-



ON THE NORTH : Other's land.

ON THE SOUTH : 50' feet wide Mission Pally Road.

ON THE EAST : Land of Narayan Roy Chowdhury.

ON THE WEST : Plot No. 262, Ramkrishna Pally.

It is to be mentioned here that the Donee by virtue of the Gift and including his ownership in respect of his undivided half (1/2) share into the said land, has become the absolute sixteen annas exclusive owner of the total land measuring 2 Cottahs 1.5 Chittacks and has got the khas unencumbered possession of the said land.

IN WITNESSES WHEREOF the **Parties** hereto have hereunto set and subscribed their respective hands and seals the day, month and year written above.

SIGNED AND DELIVERED

at Kolkata in presence of :

WITNESSES

1. *Pradyumn Das*
Alipore Judges Court
West. 27

2. *Savitri Bora*
S/o Late N. M. Bora
Jahebtara, Sonarpur.
Kolkata - 700150

Sumana Das

SIGNATURE OF THE DONOR

I ACCEPT THIS GIFT

Sumanta Das

SIGNATURE OF THE DONEE

Drafted by :

Rupam Dasgupta
Advocate

Alipore Judges Court

Kolkata-700027 F/375/413/70

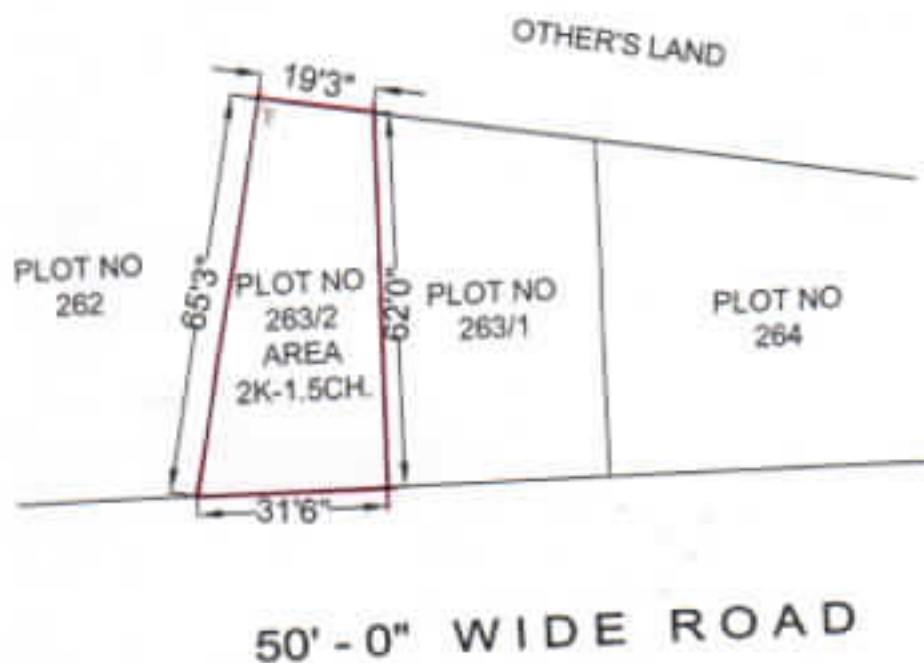
Print at :

S. Pradhan

Alipore Judges Court

Kolkata-700027

SITE PLAN OF PLOT NO.-263/2,
MOUZA-NISCHINTAPUR, J.L. NO.-53, R.S. DAG
NO.-136, 166 & 64, L.R. DAG NO.-145, R.S.
KHATIAN NO.-27 & 44, L.R. KHATIAN NO.-556,
RAJPUR SONARPUR MUNICIPALITY, WARD
NO.-8, P.S.-SONARPUR, (NOW NARENDRAPUR)
KOLKATA-700150, DIST-24 PGS (S)



Sumanta Das
DONEE

Sumana Das
DONOR

	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name SUMANA DAS

Signature Sumana Das



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name SUMANTA DAS

Signature Sumanta Das

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name

Signature

Major Information of the Deed

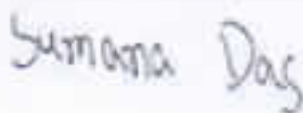
Deed No :	1-1603-04718/2022	Date of Registration	25/03/2022
Query No / Year	1603-2000938160/2022	Office where deed is registered	
Query Date	23/03/2022 10:49:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status : Solicitor firm		
Transaction	Additional Transaction		
[201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 13,85,015/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,955/- (Article:33(i))	Rs. 13,896/- (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: Missiom pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code : 700150

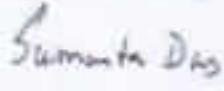
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-145 (RS :-)	LR-556	Bastu	Danga	1 Katha 33.75 Sq Ft	5,00,000/-	13,85,015/-	Width of Approach Road: 50 Ft.
Grand Total :					1.7273Dec	5,00,000 /-	13,85,015 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SUMANA DAS (Presentant) Wife of Late PURNENDU BIKASH DAS Executed by: Self, Date of Execution: 25/03/2022 Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office			
		25/03/2022	25/03/2022	25/03/2022

DIGHIRPAR, City:- Not Specified, P.O:- CANNING, P.S:-Canning, District:-South24-Parganas, West Bengal, India, PIN:- 743329 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CXXXXXX1E, Aadhaar No: 57XXXXXXXX9808, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022
 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office

Donee Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUMANTA DAS Son of Late SUDHIR CHANDRA DAS Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office			
	25/03/2022	25/03/2022	25/03/2022	25/03/2022
	Son of Late SUDHIR CHANDRA DAS 252A RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AHXXXXXX5E, Aadhaar No: 70XXXXXXXX1453, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAIDYANATH DOLUI Son of Late B DOLUI ALIPUR POLICE COURT, City:- Not Specified, P.O:- ALIPUR, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	25/03/2022	25/03/2022	25/03/2022
Identifier Of SUMANA DAS, Mr SUMANTA DAS			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 145, LR Khatian No:- 556	Owner:দুর্গা দাস, Gurdian:দুর্গা দাস, Address:মিড , Classification:ভাঙ্গা, Area:0.09000000 Acre.	SUMANA DAS

On 25-03-2022

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 (I) of Indian Stamp Act 1899

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

Presented for registration at 12:50 hrs on 25-03-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by SUMANA DAS, Executant.

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 13,85,015/-. Family Members amount Rs 13,85,015/-

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

Execution is admitted on 25/03/2022 by 1. SUMANA DAS, Wife of Late PURNENDU BIKASH DAS, DIGHIRPAR, P.O: CANNING, Thana: Canning, , South 24-Parganas, WEST BENGAL, India, PIN - 743329, by caste Hindu, by Profession Others, 2. Mr SUMANTA DAS, Son of Late SUDHIR CHANDRA DAS, 252A RAMKRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Others

Identified by Mr BAIDYANATH DOLUI, , Son of Late B DOLUI, ALIPUR POLICE COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,866/- (A(1) = Rs 13,850/- , E = Rs 14/- , H = Rs 26/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 13,864/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/03/2022 9:03PM with Govt. Ref. No: 192021220211884548 on 24-03-2022, Amount Rs: 13,864/-, Bank: SBI EPay (SBIEPay), Ref. No. 9016346416738 on 24-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,945/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 6,945/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 586930, Amount: Rs.10/-, Date of Purchase: 14/03/2022, Vendor name: M Gazi
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/03/2022 9:03PM with Govt. Ref. No: 192021220211884548 on 24-03-2022, Amount Rs: 6,945/-, Bank: SBI EPay (SBIEPay), Ref. No. 9016346416738 on 24-03-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2022, Page from 173562 to 173581
being No 160304718 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.04.06 16:25:44 +05:30
Reason: Digital Signing of Deed.

Debasish

(Debasish Dhar) 2022/04/06 04:25:44 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)