

अन्तियवक्षा पश्चिम बंगाल WEST BENGAL

AP 321493

registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-III Alipore, South 24-parganas 05/07/2023

DEED OF GIFT

THIS DEED OF GIFT is made on this the 5th day of Sulf

Two thousand and Twenty Three (2023), **BETWEEN**

2 3 JUN 2023

001017

St. NoDt	Rupaen. 100/-	
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Address	TABIL	A ROY Kolkala-100
P.O	Minore police	A ROY (Advotate)
Vendor	A	
Same a	×1	· ***
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PRADIP KUMAR DHAR PAN AHOPD 4243K, AADHAAR NO. 4503 4146 4539, son of Late Sadhan Chandra Dhar, by faith Hindu, by Occupation-Retired, by Nationality- Indian, residing at Chowhati Bidhan Block, P.O. Chowhati, P.S. Sonarpur, Kolkata-700149, District South 24-Parganas, hereinafter called and referred to as the "DONOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, representatives administrators and assigns) of the ONE PART;

AND

SMT. KHELNA DHAR PAN BIUPD 7185C, AADHAAR NO. 5543 6296 7794, wife of Sri Pradip Kumar Dhar, by faith Hindu, by Occupation- House wife, by Nationality-Indian residing at Chowhati Bidhan Block, P.O. Chowhati, P.S. Sonarpur, Kolkata-700149, District South 24-Parganas, hereinafter called and referred to as the "DONEE" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, representatives administrators and assigns) of the OTHER PART:

WHEREAS One Smt. Rina Dhar, wife of Sri Sadhan Chandra Dhar, got the land measuring 6 Cottah 4 Chittaks be the same a little more or less lying and situated at Mouza-Chowhati, J.L. No. 76, Lay out Plot No. 448, C.S. Plot No. 127, under C.S. Khatian No. 457, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, A.D.S.R. Sonarpur, in the District of

South 24-Parganas, from Refugee Relief and Rehabilitation Govt. of West Bengal, by virtue of a Deed of Indenture, which was executed on 16th day of February, 1988 at A.D.R. Alipore Office vide Book No. I, Volume No. 2, pages 97 to 100, Being No. 97, for the year 1988.

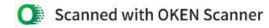
AND WHEREAS being peacefully seized, possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, without any interruption or hindrances from others.

AND WHEREAS having natural love and affection, the said owner, Smt. Rina Dhar gifted ALL THAT piece and parcel of Bastu land measuring 3(three)

Cottahs out of 6 Cottah 4 Chittaks be the same a little more or less lying and situated at Mouza-Chowhati, J.L. No. 76, Lay out Plot No. 448, C.S. Plot No. 127, under C.S. Khatian No. 457, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, A.D.S.R. Sonarpur, in the District of South 24-Parganas, to her son pamely PRADIP KUMAR DHAR PAN AHOPD 4243K, AADHAAR NO. 4503 4146 4539, son of Late Sadhan Chandra Dhar, by faith Hindu, by Occupation-Retired, by Nationality- Indian, residing at Chowhati Bidhan Block, P.O. Chowhati, P.S. Sonarpur, Kolkata-700149, District South 24-Parganas by virtue of a Deed of Gift, which was registered in the office of the A.D.S.R. Sonarpur, Vide Book No. I, Volume No. 24, pages 393 to 396, Being No. 1868, for the year 1988.

AND WHEREAS further, the said owner, Smt. Rina Dhar gifted ALL THAT piece and parcel of Bastu land measuring 3(three) Cottahs 4(Four) Chottals out of 6

Cottah 4 Chittaks be the same a little more or less lying and situated at



Mouza-Chowhati, J.L. No. 76, Lay out Plot No. 448, C.S. Plot No. 127, under C.S. Khatian No. 457, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, A.D.S.R. Sonarpur, in the District of South 24-Parganas, to her son namely **PRADIP KUMAR DHAR PAN AHOPD 4243K**, **AADHAAR NO. 4503 4146 4539**, son of Late Sadhan Chandra Dhar, by faith Hindu, by Occupation-Retired, by Nationality- Indian, residing at Chowhati Bidhan Block, P.O. Chowhati, P.S. Sonarpur, Kolkata-700149, District South 24-Parganas by virtue of a Deed of Gift, which was executed on 5th Day August, 2016 and duly registered in the office of the A.D.S.R.Sonarpur, vide Book No. 1, Volume No. 1608-2016, pages from 107791 to 107808, Being No. 160804402, for the year, 2016.

AND WHEREAS by virtue of a Deed of Declaration, the Donee/ Declarant herein namely, PRADIP KUMAR DHAR son of Late Sadhan Chandra Dhar rectified that, inadvertently omitted the aforesaid Mother Deed of Indenture vide which was executed on 16th day of February, 1988 at A.D.R. Alipore Office vide Book No. I, Volume No. 2, pages 97 to 100, Being No. 97, for the year 1988 in the aforesaid Deed of Gift, Vide Book No. I, Volume No. 24, pages 393 to 396, Being No. 1868, for the year 1988 registered at A.D.S.R. Sonarpur, District South 24-Parganas, in favour of the said Donee / Declarant herein, which was registered in the office of the D.S.R. IV Alipore, vide Book No.IV, Deed No. 22. 3...... for the year 2023.

ache Des

AND WHEREAS after such aforesaid two Deed of Gifts, the said owner, namely Pradip Kumar Dhar, is the absolute / sixteen annas owner of total Bastu land measuring 6 Cottah 4 Chittaks be the same a little more or less together with 100 Sq.ft. Tilled shed structure standing thereon, lying and situated at Mouza-Chowhati, J.L. No. 76, R.S. No.234, Touzi No. 70,71 Lay out Plot No. 448, C.S. & R.S. Plot No. 127, under R.S. Khatian No. 457, L.R. Khatian No.1045, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, Being Municipal Holding No. 125, Bidhan Block, Assessment No. 1104302146420, A.D.S.R. Sonarpur, PIN 700149, in the District of South 24-Parganas.

AND WHEREAS being peacefully seized, possessed of or otherwise well and sufficiently entitled to said property without any interruption or hindrances from others.

AND WHEREAS in pursuance and in consideration of natural love and affection, the said Donor gift ALL THAT piece and parcel of Bastu land measuring 6 Cottah 4 Chittaks be the same a little more or less together with 100 Sq.ft. Tilled shed structure standing thereon, lying and situated at Mouza-Chowhati, J.L. No. 76, R.S. No.234, Touzi No. 70,71 Lay out Plot No. 448, C.S. & R.S. Plot No. 127, under R.S. Khatian No. 457, L.R. Khatian No.1045, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, Being Municipal Holding No. 125, Bidhan Block, Assessment No. 1104302146420, A.D.S.R. Sonarpur, PIN 700149, in the District of South 24-Parganas, more fully

and particularly described in the Schedule hereunder written, unto and in favour of the Donee herein.

AND WHEREAS the Donor herein is the full blood related with his wife the Donee herein.

NOW THIS INDENTURE WITNESSETH in consideration of natural love and respect of the said Donee which the said Donor has for the said Donee, the said Donor out of his own free Will and in full possession of these presence do hereby give, grant, convey, transfer, and confirm unto the said Donee hereby admit the ALL **THAT** piece and parcel of Bastu land measuring 6 Cottah 4 Chittaks be the same a little more or less together with 100 Sq.ft. Tilied shed structure standing thereon, lying and situated at Mouza-Chowhati, J.L. No. 76, R.S. No. 234, Touzi No. 70,71 Lay out Plot No. 448, C.S. & R.S. Plot No. 127, under R.S. Khatian No. 457, L.R. Khatian No.1045, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, Being Municipal Holding No. 125, Bidhan Block, Assessment No. 1104302146420, A.D.S.R. Sonarpur, PIN 700149, in the District of South 24-Parganas, as morefully and particularly described in the Schedule hereunder written, together with easements and quasieasement rights on the common passage on the East to use, reservoir, under ground sewer, electricity therein, all common parts of the said property more particularly mentioned and described in the schedule hereunder written and the said property hereby gifted, granted, conveyed and transferred unto and in favour of the Donee absolutely unconditionally and forever and the Donors doth hereby covenant with the said Donee that NOTWITHSTANDING Any act, deed, matter or thing hereto before done, Power to sell, gift, transfer, grant and dispose of the said **Property** as aforesaid and that the said Donee shall may from time to time and at all times hereafter peaceably and quietly enter into upon hold convey, possess, having absolute right to sell, gift, mortgaged, leased, transfer, whatsoever as being its absolute owner and possess without any lawful eviction, claim, demand, interruption, whatsoever form the said Donor or by any person or persons claiming through or under them.

That the value of the property hereby intended to be gifted is Rs. 35,50,000/(Rupees Thirty five lakhs fifty thousand) only.

THE SCHEDULE ABOVE REFERRED TO

(Description of the entire property)

ALL THAT piece and parcel of Bastu land measuring 6 Cottah 4 Chittaks be the same a little more or less together with 100 Sq.ft. Tilled shed structure standing thereon, lying and situated at Mouza-Chowhati, J.L. No. 76, R.S. No.234, Touzi No. 70,71 Lay out Plot No. 448, C.S. & R.S. Plot No. 127, under R.S. Khatian No. 457, L.R. Khatian No.1045, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, Being Municipal Holding No. 125, Bidhan Block, Assessment No. 1104302146420, A.D.S.R. Sonarpur, PIN 700149, in the District of South 24-Parganas, as more fully and particularly described in the Map or Plan annexed herewith depicted by RED border lines, with all easement rights thereto butted and bounded as follows:- (Road Zone name Bidhan Block).

ON THE NORTH :By 18' ft wide Municipal Road

ON THE SOUTH :By LOP No. 452,

ON THE EAST: By LOP No.450,

ON THE WEST: By 18'ft. wide Municipal. Road,

IN WITNESS WHEREOF the Donor and Donee unto above set and subscribed their respective hands on the day, month and year first above written.

SIGNED AND DELIVERED

By the Donor AND Donee at Kolkata In the presence of :-

1. Asulit Du.

7/4 Paymental Jondane Lane Rol- 700015 Bhar

SIGNATURE OF THE DONOR:

2. Relain Do. Baral Clarke Pelly, Ket Footsh.

SIGNATURE OF THE DONEE:

Drafted by me:-

Amitabha Ray Cate Alifone Police ant Kol 127

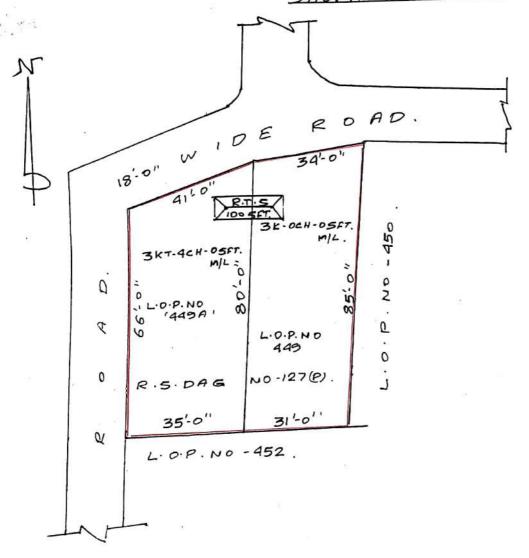
Wsf236(1984

Typed by me:Dopos Wamar Sonta

Tapas Kumar Santra, Alipore Police Court, Kolkata-700027.



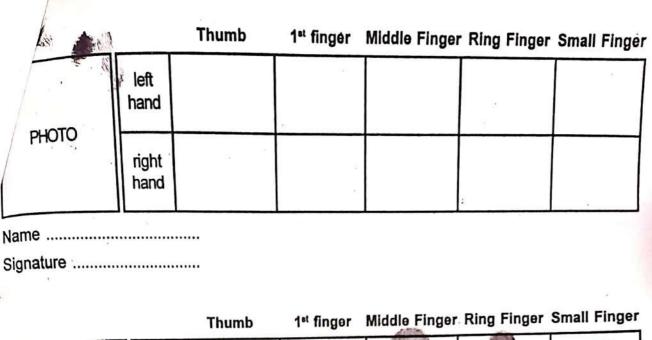
ATMOUZA-CHOWHATI LAYOUT PLOTNO-448, C.S&P.S. PLOTNO-127. KHATIAN NO-1045 WITHIN THE KHATIAN NO- 457, L.R. SONAR PUR MUNICIPALITY, WARD NO-023 A55E55MENT NO-1104302146420 NO-125, BIDHAN BLOCK, AREA- 06KT-04CH-00 59.FT.M/L GIFTED AREA-100

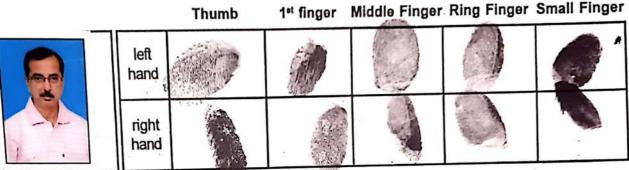


516 OF DONOR !.

SIG. OF . DONEE! .

Regd. Plan Maker Surveyor Regd. No.- 0558 Mob: 8777502955





Signature @ ~~~

5	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand		0			
right hand					

Name KHELNA DHAR Signature Khem Dron

8	17	Thumb	1 st finger	Middle F	inger Ring	Finger S	Small Finge
	left hand	81 120				*	
PHOTO	right hand	a :				- 23	

Name





Authorisation to drive the following vehicle class throughout India Date Of Issue Vehicle Class 20-05-2022 MCWG 31-12-2009 LMV. 02-12-2016 LMVCAB

Named Jenes

Major Information of the Deed

	I-1603-09673/2023	Date of Registration	05/07/2023		
NoTYear	1603-2001632253/2023	Office where deed is registered			
Date	24/06/2023 3:38:40 PM	D.S.R III SOUTH 24-P South 24-Parganas	ARGANAS, District:		
Cant Name, Address	NIMAI JANA ALIPORE POLICE COURT, Than BENGAL, PIN - 700027, Mobile N				
ransaction		Additional Transaction	APPLY TO SEE THE		
0201] Gift, Gift in Favour	of family members	[4305] Other than Immov Declaration [No of Declar	rable Property, ration : 2]		
et Forth value		Market Value			
A STATE OF THE STA		Rs. 45,29,995/-			
s. 35,50,000/-		Registration Fee Paid			
Stampduty Paid(SD)		Rs. 45,346/- (Article:A(1),	, E)		
Rs. 22,670/- (Article:33(i))					
Remarks					

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: BIDHAN BLOCK, Mouza: Chauhati, , Ward No: 023, Holding No:125 Jl No: 76, Pin Code: 700149

Khatian	Land	USE	Area of Land	SetForth	Market Value (In Rs.)	Other Details
Number		ROR Bastu	6 Katha 4		44 99 995/-	Width of Approach Road: 18 Ft.,
				35,20,000 /-	44,99,995 /-	
	Number	Number Proposed LR-1045 Bastu	Number Proposed ROR LR-1045 Bastu Bastu	Number Proposed ROK LR-1045 Bastu Bastu 6 Katha 4 Chatak 10.3125Dec	Number Proposed Roll 6 Katha 4 Chatak 35,20,000/- LR-1045 Bastu 6 Katha 4 Chatak 35,20,000/- 10.3125Dec 35,20,000 /-	Number Proposed Rolt 6 Katha 4 Chatak 35,20,000/- 44,99,995/- LR-1045 Bastu 6 Katha 4 Chatak 35,20,000/- 44,99,995/- 10.3125Dec 35,20,000 /- 44,99,995 /-

structi	ure Details :		Setforth	Market value	Other Details
Sch	Structure	Area of Structure	Value (In Rs.)	(In Rs.)	Type: Stricture
No	Details	Control of the Contro	30,000/-	30,000/-	Structure Type: Structure
31	On Land L1	100 Sq Ft.	00,000	807F32 1V	Structure: 2 Years, Roof Type
1.1	Gr. Floor, Area of Tiles Shed, Extent	floor : 100 Sq Ft.,l t of Completion: C	Residential Use, Ce omplete	emented Floor, A	ge of Structure: 2 Years, Roof Type

30,000 /-30,000 /-100 sq ft Total:

atails: Address, Photo, Finger print and Signature

A CONTRACTOR OF THE PARTY OF TH	AND ASSESSED AND ADDRESSED OF THE PARTY OF A PARTY OF THE
PRADIP	KUMAR DHAR SADHAN
of Late	SADHAN
CHANDRA D	HAR
ALITELL DY	Jen, Date of
vecution: 0	5/07/2023

Name

Admitted by: Self, Date of Admission: 05/07/2023 ,Place Office



LTI 05/07/2023

Finger Print

05/07/2023

Signature

Chowhati Bidhan Block, City:-, P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AHxxxxxx3K, Aadhaar No: 45xxxxxxxx4539, Status :Individual, Executed by: Self, Date of Execution: 05/07/2023

Admitted by: Self, Date of Admission: 05/07/2023 ,Place: Office

Donee Details:

Name	Photo	Finger Print	Signature
Mrs KHELNA DHAR (Presentant) Wife of Mr PRADIP KUMAR DHAR Executed by: Self, Date of Execution: 05/07/2023			All Dim
Admission: 05/07/2023 ,Place : Office		LTI	05/07/2023

Wife of Mr PRADIP KUMAR DHAR CHOWHATI BIDHAN BLOCK, City:-, P.O:- Chowhati, I District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BIxxxxxx5C, Aadhaar No: 55xxxxxxxx7794, Status

:Individual, Executed by: Self, Date of Execution: 05/07/2023 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place: Office

Identifier Details :	Photo	Finger Print
Name		

Mr Nimai Jana Son of Mr S Jana Alipore Police Court, City:-, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027





05/07/2023

05/07/2023

Identifier Of Mr PRADIP KUMAR DHAR, Mrs KHELNA DHAR

Signature

05/07/2023

of Land	from	Donor	To	Donee	
OI Lui			-	201166	

	Donor and Donee (Within Family ?)	Area	Value (In Rs.)
Mrs KHELNA DHAR	Υ	10.3125 Dec	44,99,995/-
	Mrs KHELNA DHAR	Mrs KHELNA DHAR Y	(Within Family ?)

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mr PRADIP KUMAR DHAR	Mrs KHELNA DHAR	Y	100 Sq Ft	30,000/-

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: BIDHAN BLOCK, Mouza: Chauhati, , Ward No: 023, Holding No:125 Jl No: 76, Pin Code: 700149

Sch	Plot & Khatian	Details Of Land	Owner name in English
No	Number		as selected by Applicant
L1	No:- 1045	Civiloni, in Circ in the	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160309673 / 2023

-07-2023

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

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

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

presented for registration at 10:44 hrs on 05-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs KHELNA DHAR , 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 45,29,995/-. Family Members amount Rs 45,29,995/-

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

Execution is admitted on 05/07/2023 by 1. Mr PRADIP KUMAR DHAR, Son of Late SADHAN CHANDRA DHAR, Chowhati Bidhan Block, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Retired Person, 2. Mrs KHELNA DHAR, Wife of Mr PRADIP KUMAR DHAR, CHOWHATI BIDHAN BLOCK, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN -700149, by caste Hindu, by Profession House wife

Indetified by Mr Nimai Jana, , , Son of Mr S Jana, Alipore Police Court, P.O: Alipore, 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 45,346.00/- (A(1) = Rs 45,300.00/-, E = Rs 14.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 45,314/-Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2023 12:31PM with Govt. Ref. No: 192023240118783651 on 04-07-2023, Amount Rs: 45,314/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIGWUN6 on 04-07-2023, Head of Account 0030-03-104-001-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,670/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 22,570/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1017, Amount: Rs.100.00/-, Date of Purchase: 23/06/2023, Vendor name:

Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2023 12:31PM with Govt. Ref. No: 192023240118783651 on 04-07-2023, Amount Rs: 22,570/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIGWUN6 on 04-07-2023, Head of Account 0030-02-103-003-

Debasish Dhar DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - III SOUTH 24-**PARGANAS**

South 24-Parganas, West Bengal

tered in Book - I
me number 1603-2023, Page from 266910 to 266926
ng No 160309673 for the year 2023.



Digitally signed by Debasish Dhar Date: 2023.07.05 11:35:16 +05:30 Reason: Digital Signing of Deed.

Shan

(Debasish Dhar) 2023/07/05 11:35:16 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt **Payment Summary**





JRIPS	Paymen	t Detail
STATE OF THE PARTY	ALC: THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLU	THE RESERVE TO SHARE A STREET OF THE PARTY O

GRIPS Payment ID:

040720232011878364

67884

Total Amount: Bank/Gateway:

BRN: **Payment Status:** **IK0CIGWUN6**

State Bank of India

Successful

Payment Init. Date:

No of GRN:

Payment Mode:

BRN Date:

Payment Init. From:

04/07/2023 12:30:54

Online Payment

04/07/2023 12:31:56

GRIPS Portal

Depositor Details

Depositor's Name:

PRADIP KUMAR DHAR

9007047416 Mobile:

Payment(GRN) Details

1	1720252 10110.00		
I	192023240118783651	Directorate of Registration & Stamp Revenue	67884
SI. No.	GRN	Department	Amount (₹)

Total

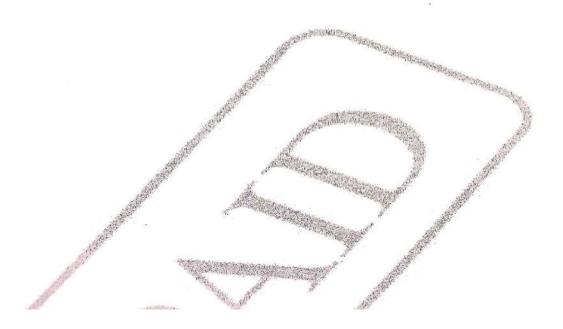
67884

IN WORDS:

SIXTY SEVEN THOUSAND EIGHT HUNDRED EIGHTY FOUR ONLY.

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

pages below.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt **Payment Summary**





RIPS	Payme	ent Detail
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GRIPS Payment ID:

270620232011233769

Total Amount:

42742

Bank/Gateway:

IK0CHVUAQ8

State Bank of India

Payment Status:

Successful

Payment Init. Date:

No of GRN:

Payment Mode:

BRN Date:

Payment Init. From:

27/06/2023 11:36:37

Online Payment

27/06/2023 11:37:49

GRIPS Portal

Depositor Details

Depositor's Name:

SEKH BABLU

Mobile:

BRN:

9007047416

Payment(GRN) Details	Manager Control of the Control of th	on the second or the second or the second
Sl. No.	GRN	Department	Amount (₹)
U . 1 (4)		Directorate of Registration & Stamp Revenue	42742
1	192023240112337701	Directorate of Registration & Start	42742

Total

IN WORDS:

FORTY TWO THOUSAND SEVEN HUNDRED FORTY TWO ONLY.

DISCLAIMER:

This is an Acknowledgement Receipt, please refer the respective e-challan from the

pages below.

