

719/25

I-009/4/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 108483

15/1/25  
Q-2/133804/25

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.

*[Signature]*  
District Sub-Register-II/  
Alipore, South 24-parganas

17/01/25

## DEED OF GIFT

THIS DEED OF GIFT IS MADE ON THIS THE 15<sup>th</sup> DAY OF  
JANUARY 2025 (TWO THOUSAND AND TWENTY FIVE).

BY AND BETWEEN

34300

DEBES KUMAR MISRA  
ADVOCATE  
CALCUTTA HIGH COURT  
KOLKATA - 700 001

11 DEC 2024

11 DEC 2024

SL. No.....Date.....

Rs.....

Name.....

Address.....

SMRITI BIKASH DAS  
Govt. Licence Stamp Vender,  
Alipore Police Court  
Kol-27



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PARG. ALIPORE  
15 JAN 2025

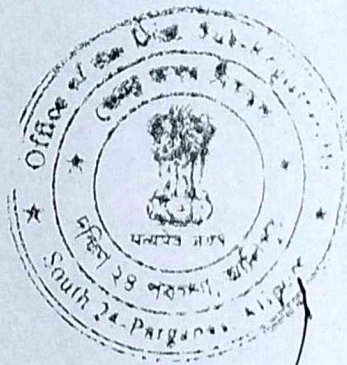
Rajesh Kumar  
S/o Suroodhin Kumar  
Alipore Police Court  
KOL-27

**SMT. SABITA SHAW (PAN- AMAPS3837M) (AADHAR NO. 3072 5088 3887)**, Wife of Shankar Prasad Shaw, by faith- Hindu, by occupation- Housewife, by Nationality- Indian, residing at New 1/3, **Vivekananda Park, P.O & P.S- Banskroni, Kolkata- 700070**, hereinafter collectively called and referred to as the "**DONOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART.**

**AND**

**SRI SANJIB THAKUR (PAN NO- AFKPT7772F) (AADHAAR NO-8098 8366 2481)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation- Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070**, hereinafter called and referred to as the "**DONEE**" (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include his heirs, successors, executors, administrators, legal representatives, assignees) of the **SECOND PART.**

**WHEREAS** by virtue of a **Deed of Sale** dated **03/08/2001** which was registered in the office of **Addl. District Registrar at Alipore**, recorded in **Book No. I, Volume No. 157, Pages 374 to 386, Being No. 4558, for the year 2001** previous owner **RATNA SARKAR**, wife of Sudhir Sarkar of 3/63, Azadgarh, P.S- Jadavpur, Kolkata- 700040 sold, transferred and conveyed in favour of **Donor** herein as fully described therein **ALL THAT** piece and parcel of **Bastu** land measuring **3 Cottahs** more or less comprising **Mouza- Banskroni, J.L no- 45, Touzi no. 63 with /64, R.S No. 381, Pargana- Magura, R.S Dag no. 1509, R.S Khatian no. 1009, P.S- previously Regent park**

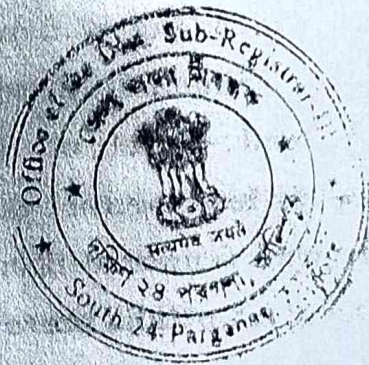


DISTRICT SUB-REGISTRAR-II  
SOUTH 24 P.S. ALIPORE  
17 JAN 2025

now **Bansdroni, in the District South 24-Parganas** morefully described in the **Schedule-A** hereunder written and after purchase Donor herein mutated the said land in her name being **KMC Premises No. 623, New Shibtala Road, Assessee no. 311131509642, Kolkata- 700070** AND said land is forever free from all encumbrances.

**AND WHEREAS** the Donee herein is **friend, philosopher and well wishers** of the Donor and Donor has very much love and affection towards donee and the Donee is assisting the Donor on various occasions and takes much care about the health of Donor.

**AND WHEREAS** the Donor herein out of natural love and affection and being fully satisfied has voluntarily decided to give, grant and bestow **ALL THAT** piece and parcel of **Bastu** undivided land measuring **2 Chittak more or less** together undivided **50** sq.ft more or less tiles shed structure with cemented floor standing thereon out of Total Bastu land measuring **3 Cottahs more or less** together **1200** sq.ft more or less tiles shed structure with cemented floor standing thereon comprising **Mouza- Bansdroni, J.L no- 45, R.S No. 381, Touzi no. 63/64, Pargana- Magura, R.S Dag no. 1509, R.S Khatian no. 1009, P.S- previously Regent park now Bansdroni, Kolkata- 700070, in the District South 24-Parganas**, within the limits of The Kolkata Municipal Corporation, under **Ward No. 113, KMC Premises No. 623, New Shibtala Road, Assessee no. 311131509642** as morefully mentioned under the **Schedule-B** hereunder written with all the rights & liberties to enable the Donee herein named, to enjoy the entire property solely as gifted more perfectly which the Donee has gladly accepted.



DISTRICT SUB-REGISTRAR-III  
SOUTH 24-PGS. ALIPORE  
15 JAN 2025

**NOW THIS DEED OF GIFT WITNESSETH** that in consideration of natural love and affection, which the Donor herein-named had and still have for the Donee, the Donor herein named do hereby and hereunder renounce all his estate, right, title, interest and possession in respect of the property mentioned under the **Schedule- B** hereunder written and the property under Gift has been marked with Red border in the Plan annexed herewith and the property under this Gift **ALL THAT** piece and parcel of **Bastu** undivided land measuring **2 Chittak more or less** together undivided 50 sq.ft more or less tiles shed structure with cemented floor standing thereon out of Total Bastu land measuring **3 Cottahs more or less** together **1200** sq.ft more or less tiles shed structure with cemented floor standing thereon comprising **Mouza- Bansdroni, J.L no- 45, R.S No. 381, Touzi no. 63/64, Pargana- Magura, R.S Dag no. 1509, R.S Khatian no. 1009, P.S- previously Regent park now Bansdroni, Kolkata- 700070, in the District South 24-Parganas,** within the limits of The Kolkata Municipal Corporation, under **Ward No. 113, KMC Premises No. 623, New Shibtala Road, Assessee no. 311131509642,** as the property under the gift grant, convey, transfer, give and assure unto and to the joint, absolute and exclusive use and enjoyment of the Donee, freely and voluntarily, the property mentioned and described in the Schedule-A hereto and hereinafter referred to as the said property, delivered the possession of the same unto and in favour of the Donee herein-named truly and absolutely and **TO HAVE AND TO HOLD** the same for her use and enjoyment in respect of her own, which has bestowed under this Deed and to enjoy the other necessary and easement rights and liberties attached with the property, under the Gift **absolutely, unconditionally** and **forever** and nobody will be stand eligible to raise any question and/or objection in respect of the Gift under the



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
15 JAN 2025

instant Deed and if anybody at any time before any Forum raise any question and/or objection that should be considered as null and void.

The Donor made this Deed of Gift to the Donee having no pressure by the other party or parties.

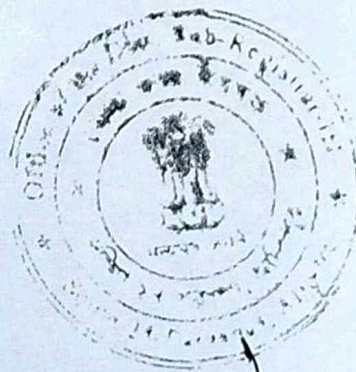
The Donor further declare that the **Schedule-B** mentioned property has not been previously sold, leased, mortgaged, gifted or any other way transferred and there is no charges, lien or lispendences and there is no case or suit or proceeding case against the **schedule-A** mentioned property before any court of law.

The Donee does hereby thankfully accept the gift as mentioned herein-above and described under the **Schedule-B** hereunder and by virtue of the instant Gift, the Donee herein-named shall become the Joint and absolute Owners and Possessors in respect of the entire **Schedule-A** mentioned property.

After this deed of gift the Donee herein will enjoy, look after, maintain the entire schedule- A mentioned property peacefully and equity without any interference AND Donee can sale, transfer, mortgage, gift or make any kind of transfer of above mentioned gifted land.

If any error or omission in the recital of this deed subsequently transpires at a later date the Donor at the cost of the Donee to be done or executed any supplementary deed or deeds of rectification in favour of the Donee herein.

And that the Donee herein accepts this gift of the said schedule-B mentioned property hereunder made as testified by him and executing these presents.



DISTRICT SMC REGISTRY - III  
SOUTH 24 PGS. ALAMEDA  
15 JAN 2025

The estimated value of the said property hereby gifted is  
**Rs. 1,00,000/- (Rupees One Lack) only.**

**THE SCHEDULE- A ABOVE REFERRED TO**  
**(TOTAL LAND PROPERTY)**

**ALL THAT** piece and parcel of Bastu land measuring **3 Cottahs more or less** together **1200** sq.ft more or less tiles shed structure with cemented floor standing thereon comprising **Mouza-Bansdroni, J.L no- 45, R.S No. 381, Touzi no. 63/64, Pargana-Magura, R.S Dag no. 1509, R.S Khatian no. 1009, L.R Dag No. 1509, L.R Khatian no. 5132, P.S- previously Regent park now Bansdroni, Kolkata- 700070, in the District South 24-Parganas,** within the limits of The Kolkata Municipal Corporation, under **Ward No. 113, KMC Premises No. 623, New Shibtala Road, Assessee no. 311131509642,** which is butted and bounded as per the follows.

On the North : Land of dag no. 1509

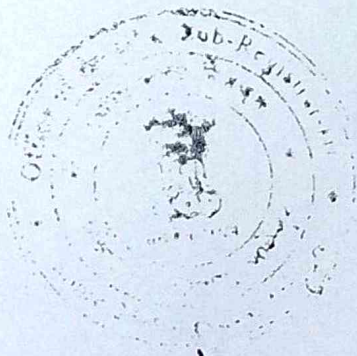
On the South : 10ft thereafter 15ft common passage

On the East : Land of dag no. 1509

On the West : 20ft common passage

**THE SCHEDULE- B ABOVE REFERRED TO**  
**(UNDIVIDED LAND HEREBY GIFTED)**

**ALL THAT** piece and parcel of **Bastu** undivided land measuring **2 Chittak more or less** together undivided **50** sq.ft more or less tiles shed structure with cemented floor standing thereon out of Total



DISTRICT SUB-REGIONAL OFFICE  
SOUTH 24 PWS, PNG  
15 JAN 2025

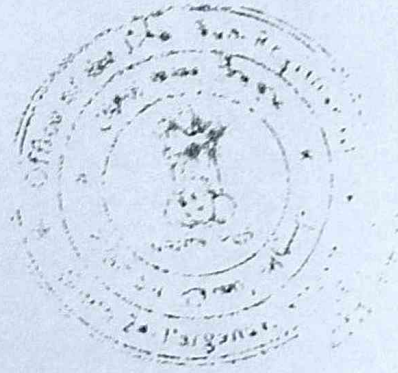
Bastu land measuring **3 Cottahs more or less** together **1200 sq.ft** more or less tiles shed structure with cemented floor standing thereon comprising **Mouza- Bansdroni, J.L no- 45, R.S No. 381, Touzi no. 63/64, Pargana- Magura, R.S Dag no. 1509, R.S Khatian no. 1009, L.R Dag No. 1509, L.R Khatian no. 5132, P.S- previously Regent park now Bansdroni, Kolkata- 700070, in the District South 24-Parganas,** within the limits of The Kolkata Municipal Corporation, under **Ward No. 113, KMC Premises No. 623, New Shibtala Road, Assessee no. 311131509642** which is butted and bounded as per the follows.

On the North : Land of dag no. 1509

On the South : 10ft thereafter 15ft common passage

On the East : Land of dag no. 1509

On the West : 20ft common passage



DISTRICT SUPERINTENDENT OF POLICE  
SOUTH BENGAL  
15 JAN 2025

**IN WITNESS WHEREOF** the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

**IN THE PRESENCE OF:**

**WITNESSES-**

(1) Farvej Ali Gazi  
Alipore Police Court  
KOL-27.

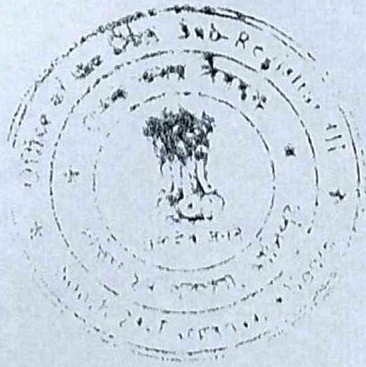
Sakita Shaw  
**SIGNATURE OF DONOR**

(2) Madhurima Saha  
Alipore police court  
KOL-27.

Sanjib Chatterjee  
Sanjib  
**SIGNATURE OF DONEE**

**DRAFTED AND PREPARED BY ME**

Rajesh Kumar  
**ADVOCATE** WB 294



DISTRICT REGISTRAR, ALLURE  
17 JAN 2025



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sabita Shau

SIGNATURE.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE..... *Bayil Akh*

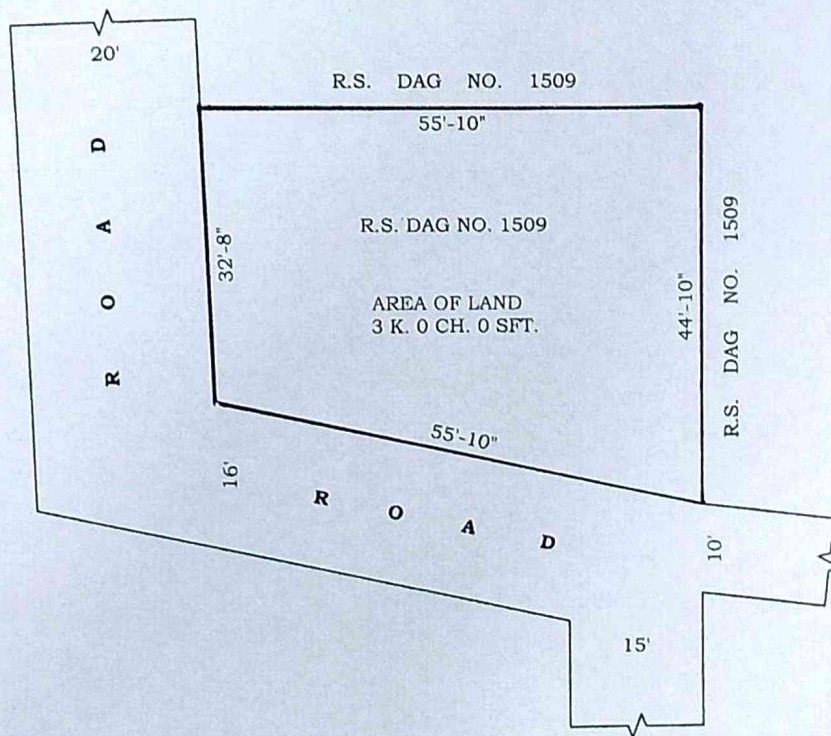


DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
15 JAN 2025

**SITE PLAN OF ALL THAT** piece and parcel of Bastu land measuring **3 Cottahs more or less** together with **1200** sq.ft more or less tiles shed structure with cemented floor standing thereon comprising **Mouza- Bansdroni, J.L no- 45, R.S No. 381, Touzi no. 63/64, Pargana- Magura, R.S Dag no. 1509, R.S Khatian no. 1009, P.S- previously Regent park now Bansdroni, Kolkata- 700070, in the District South 24-Parganas,** within the limits of The Kolkata Municipal Corporation, under **Ward No. 113, KMC Premises No. 623, New Shibtala Road, Assessee no. 311131509642.**

**Gifted area ALL THAT** piece and parcel of **Bastu** undivided land measuring **2 Chittak more or less** together undivided **50** sq.ft more or less tiles shed structure with cemented floor.

SCALE 1"=20'



*Sabita Sheu*  
SIGNATURE OF DONOR

*Sayid Ali*  
*Sayid*  
SIGNATURE OF DONEE

TRACED BY  
*S*  
Reg no - 1146/23.24  
(SAHID SARDAR)



DISTRICT DIST. REGISTRAR  
SOUTH 24 PARGANAS  
4 JAN 2006

### Major Information of the Deed

Deed No. :	I-1603-00914/2025	Date of Registration	17/01/2025
Query No / Year	1603-2000133804/2025	Office where deed is registered	
Query Date	15/01/2025 10:55:01 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajesh Laskar Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN 700027, Mobile No. : 8910845995, Status :Advocate		
Transaction	Additional Transaction		
[0204] Gift, Gift in f/o others except family members, Government, Local Body	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 2,28,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,795/- (Article:33(ii))	Rs. 2,334/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urbar area)		

### Land Details :




District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Shibtala Road, , Premises No: 623, , Ward No: 113 Pin Code : 700070

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	2 Chatak	95,000/-	2,13,750/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				.2063Dec	95,000 /-	2,13,750 /-	




### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	5,000/-	15,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 50 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>50 sq ft</b>	<b>5,000 /-</b>	<b>15,000 /-</b>	

**Donor Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs SABITA SHAW</b> Wife of Mr SHANKAR PRASAD SHAW Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	 15/01/2025	 Captured LTI 15/01/2025	<b>Signature</b>  15/01/2025
1/3 VIVEKANANDA PARK, City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AMxxxxxx7M, Aadhaar No: 30xxxxxxxx3887, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office				

**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SANJIB THAKUR (Presentant)</b> Son of Mr NARESH THAKUR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	 15/01/2025	 Captured LTI 15/01/2025	<b>Signature</b>  15/01/2025
Son of Mr NARESH THAKUR P 11 PIRPUKUR ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AFxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJESH LASKAR</b> Son of Mr NURUDDIN LASKAR ALIPOREV POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 15/01/2025	 Captured 15/01/2025	 15/01/2025
Identifier Of Mrs SABITA SHAW, Mr SANJIB THAKUR			

### 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	Mrs SABITA SHAW	Mr SANJIB THAKUR		0.20625 Dec	2,13,750/-

### 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	Mrs SABITA SHAW	Mr SANJIB THAKUR		50 Sq Ft	15,000/-

**Endorsement For Deed Number : I - 160300914 / 2025**

**On 15-01-2025**

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

Presented for registration at 14:57 hrs on 15-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SANJIB THAKUR ,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 2,28,750/-. Other amount Rs 2,28,750/-

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

Execution is admitted on 15/01/2025 by 1. Mrs SABITA SHAW, Wife of Mr SHANKAR PRASAD SHAW, 1/3 VIVEKANANDA PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Others, 2. Mr SANJIB THAKUR, Son of Mr NARESH THAKUR, P 11 PIRPUKUR ROAD, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070 by caste Hindu, by Profession Others

Indetified by Mr RAJESH LASKAR, , , Son of Mr NURUDDIN LASKAR, ALIPOREV POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,334.00/- ( A(1) = Rs 2,288.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 2,302/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2025 2:15PM with Govt. Ref. No: 192024250358429198 on 15-01-2025, Amount Rs: 2,302/-, Bank: SBI EPay ( SBlePay), Ref. No. 4094946571925 on 15-01-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 13,745/- and Stamp Duty paid by by online = Rs 13,695/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2025 2:15PM with Govt. Ref. No: 192024250358429198 on 15-01-2025, Amount Rs: 13,695/-, Bank: SBI EPay ( SBlePay), Ref. No. 4094946571925 on 15-01-2025, 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**

**On 17-01-2025**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,334.00/- ( A(1) = Rs 2,288.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 13,745/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 34300, Amount: Rs.100.00/-, Date of Purchase: 11/12/2024, Vendor name: S B DAS



**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 1603-2025, Page from 64579 to 64595  
being No 160300914 for the year 2025.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.02.10 18:42:25 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 10/02/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.