

721/25

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


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 108484

15/01/25
G-2/133041

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
South 24 Parganas

17/01/25

DEED OF GIFT

THIS DEED OF GIFT IS MADE ON THIS THE 15TH DAY OF
JANUARY 2025 (TWO THOUSAND AND TWENTY FIVE).

BY AND BETWEEN

34301

11 DEC 2024

11 DEC 2024

S.L. No.....Date.....

Rs.....

Name.....

Address.....

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

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



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

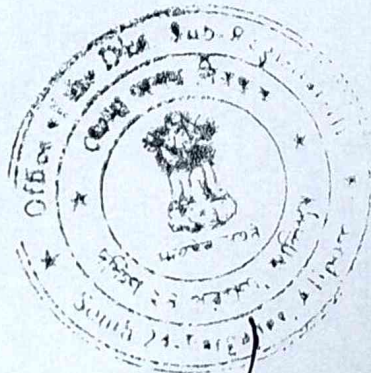
Rajesh Kumar
S/o Nuruddin Khan
Alipore Police Court
Kol-27

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. Bansdrone, P.S. Regent Park now Bansdrone, 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 his respective heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**.

AND

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- Bansdrone, 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 her heirs, successors, executors, administrators, legal representatives, assignees) of the **SECOND PART**.

WHEREAS by virtue of a Deed of Sale dated **29/09/1999** which was registered in the office of **Addl. District Registrar at Alipore**, recorded in **Book No. I, Volume No. 122, Pages 1 to 12, Being No. 3273, for the year 1999** previous owners **1. Mainak Banerjee** and **2. Mayukh Banerjee** both sons of Late Manik Banerjee, of **Flat No. 3/A, 32/35, Chandi Ghosh Road, Kolkata- 700040** sold, transferred and conveyed in favour of **Donor** herein as fully described therein **ALL THAT** piece and parcel of **Bastu** land measuring **2 Cottahs** more or less comprising **Mouza- Bansdrone, J.L no- 45, Touzi no. 63** with **/64, Pargana- Magura, R.S Dag no. 1509, R.S Khatian no. 1009,**



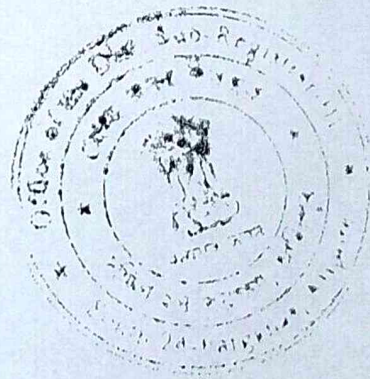
DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
15 JAN 2025

P.S- previously regent park 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 his name being **KMC Premises No. 470, New Shibtala Road, 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 undivided **2 Chittak** more or less Bastu land together with undivided **47** sq.ft more or less asbestos shed structure with cemented floor out of total Bastu land measuring **2 Cottah more or less** together with **750** sq.ft more or less asbestos shed structure with cemented floor 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.

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 undivided **2 Chittak** more or less Bastu land together with undivided **47** sq.ft more or less asbestos shed structure with cemented floor out of total Bastu land measuring



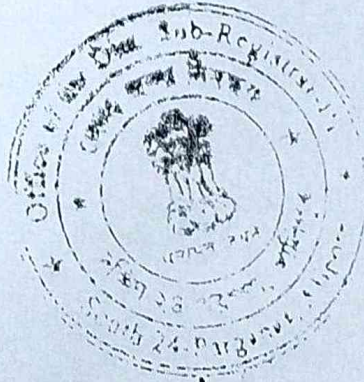
DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S., ALIPORE
15 JAN 2025

2 Cottah more or less together with undivided **750** sq.ft more or less asbestos shed structure with cemented floor, 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 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.



DISTRICT SUB-REGISTRAR-III
SOUTH ZI PGS. ALIPORE

15 JAN 2025

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.

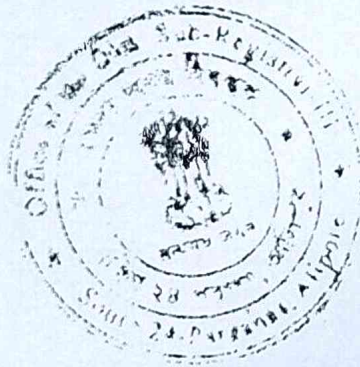
And that the Donee herein accepts this gift of the said schedule- B mentioned property hereunder made as testified by them and executing these presents.

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 **2 Cottahs** more or less together **750 sq.ft** more or less asbestos shed structure with cemented floor standing thereon comprising **Mouza- Bansdroni, J.L no- 45, Touzi no. 63 with /64, Pargana- Magura, R.S Dag no. 1509, R.S Khatian no. 1009, L.R Dag No. 1509, L.R Khatian No. 5137, 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. 470, New Shibtala Road, Assessee no. 311131504700,** which is butted and bounded as per the follows.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.C.S., ALIPORE
10 JAN 2025

On the North : Land of dag no. 1509

On the South : 10ft common passage

On the East : Land of dag no. 1509 & 8ft common passage

On the West : Land of dag no. 1509

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

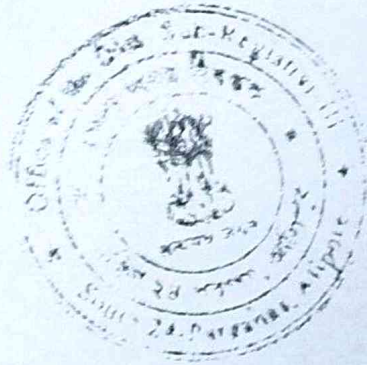
ALL THAT piece and parcel of **Bastu** undivided land measuring **2 Chittak more or less** together undivided **47 sq.ft more or less** asbestos shed structure with cemented floor standing thereon out of Total Bastu land measuring **2 Cottahs more or less** together **750 sq.ft more or less** asbestos shed structure with cemented floor standing thereon comprising **Mouza- Bansdroni, J.L no- 45, Touzi no. 63 with /64, Pargana- Magura, R.S Dag no. 1509, R.S Khatian no. 1009, L.R Dag No. 1509, L.R Khatian No. 5137, 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. 470, New Shibtala road, Assessee no. 311131504700** which is butted and bounded as per the follows.

On the North : Land of dag no. 1509

On the South : 10ft common passage

On the East : Land of dag no. 1509 & 8ft common passage

On the West : Land of dag no. 1509



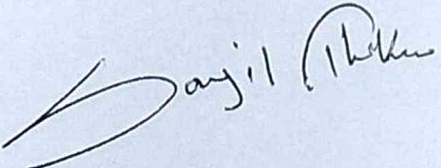
DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
15 JAN 2025

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-

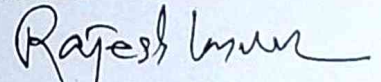
(1) Farvej Ali Gazi
Alipore Police Court
Kolkata - 27.


SIGNATURE OF DONOR

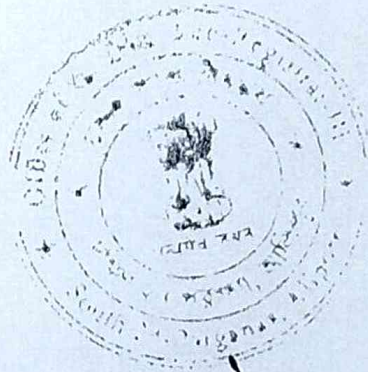
(2) Madhurima Saha
Alipore Police Court
Kolkata - 27


SIGNATURE OF DONEE

DRAFTED AND PREPARED BY ME


ADVOCATE

WS 294/09



DISTR. SUB-REGISTRAR-III
SOUTH OF MYS. ALTPORE
15 JAN 2025



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

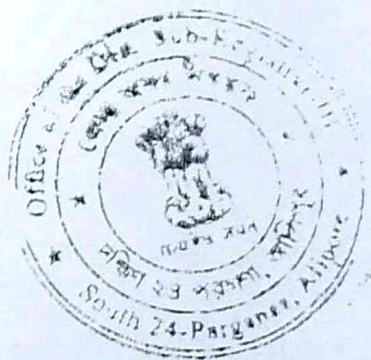
SIGNATURE..... *Sayil Pk*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE..... *Seblita Show*

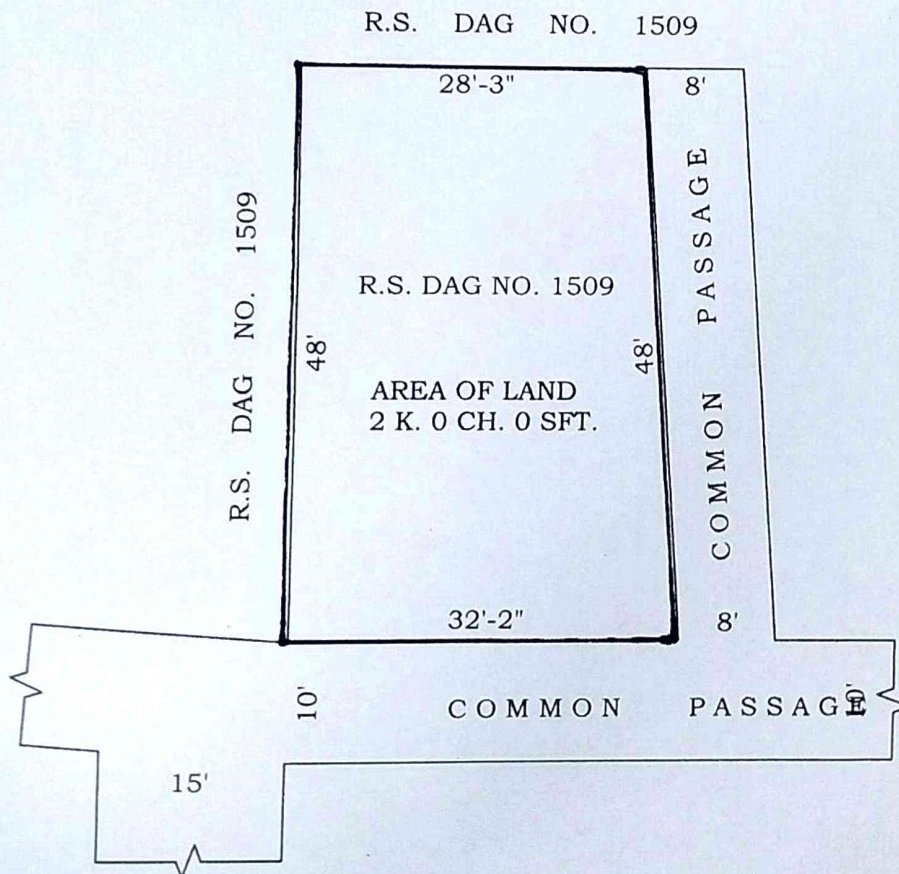


DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
15 JAN 2025

SITE PLAN OF ALL THAT Total Bastu land measuring **2 Cottahs more or less** together **750 sq.ft** more or less tiles shed structure with cemented floor standing thereon comprising **Mouza- Bansdroni, J.L no- 45, Touzi no. 63** with /64, **Pargana- Magura, R.S Dag no. 1509, R.S Khatian no. 1009, P.S- previously Regent park now Bansdroni,** within the limits of The Kolkata Municipal Corporation, under **Ward No. 113, KMC Premises No. 470, New Shibtala Road, Assessee no. 311131504700, Kolkata- 700070, in the District South 24-Parganas.**

Gifted area ALL THAT piece and parcel of **Bastu** undivided land measuring **2 Chittak more or less** together undivided **47 sq.ft** more or less tiles shed structure with cemented floor.

SCALE 1"=15'



Sajil Phukan
Sajil
SIGNATURE OF DONOR

Sakita Shaw
SIGNATURE OF DONEE

TRACE BY
(SAHED SARDAR)
Sahed Sardar
Regn no. 1146/23-24



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

Major Information of the Deed

Deed No :	I-1603-00912/2025	Date of Registration	17/01/2025
Query No / Year	1603-2000133041/2025	Office where deed is registered	
Query Date	15/01/2025 10:08:28 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. 2,37,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,335/- (Article:33(ii))	Rs. 2,424/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



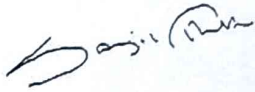
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Shibtala Road, , Premises No: 470, , Ward No: 113 Pin Code : 700070

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/-	2,02,500/-	Width of Approach Road: 10 Ft.,
Grand Total :				.2063Dec	95,000 /-	2,02,500 /-	



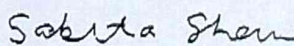
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	47 Sq Ft.	5,000/-	35,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 47 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		47 sq ft	5,000 /-	35,250 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJIB THAKUR 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		 Captured	
	15/01/2025		LTI 15/01/2025	15/01/2025
P11 PIRPUKUR ROAD, City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AFxxxxxx2F, Aadhaar No: 80xxxxxxxx2481, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SABITA SHAW (Presentant) 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		 Captured	
	15/01/2025		LTI 15/01/2025	15/01/2025
Wife of Mr SHANKAR PRASAD SHAW 1/3 VIVEKANANDA PARK, City:- , 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-1XX6 , PAN No.:: AMxxxxxx7M,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
Mr RAJESH LASKAR Son of Mr NURUDDIN LASKAR ALIPOREV POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	15/01/2025	15/01/2025	15/01/2025
Identifier Of Mr SANJIB THAKUR, Mrs SABITA SHAW			

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 SANJIB THAKUR	Mrs SABITA SHAW		0.20625 Dec	2,02,500/-

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 SANJIB THAKUR	Mrs SABITA SHAW		47 Sq Ft	35,250/-

Endorsement For Deed Number : I - 160300912 / 2025

On 15-01-2025

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

Presented for registration at 15:01 hrs on 15-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs SABITA SHAW ,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 2,37,750/-. Other amount Rs 2,37,750/-

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

Execution is admitted on 15/01/2025 by 1. Mr SANJIB THAKUR, Son of Mr NARESH THAKUR, P11 PIRPUKUR ROAD, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. 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

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 2,424.00/- (A(1) = Rs 2,378.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 2,392/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2025 1:32PM with Govt. Ref. No: 192024250358304368 on 15-01-2025, Amount Rs: 2,392/-, Bank: SBI EPay (SBlePay), Ref. No. 0099783715933 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. 14,285/- and Stamp Duty paid by by online = Rs 14,235/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2025 1:32PM with Govt. Ref. No: 192024250358304368 on 15-01-2025, Amount Rs: 14,235/-, Bank: SBI EPay (SBlePay), Ref. No. 0099783715933 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 2,424.00/- (A(1) = Rs 2,378.00/- ,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. 14,285/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34301, 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 64596 to 64611
being No 160300912 for the year 2025.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2025.02.10 18:43:06 +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.