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T-18695/2022



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23/11/22

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

67AB 821324

2/3295408/22

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

23 NOV 2022

DEED OF GIFT

THIS DEED OF GIFT is made on this 23rd day of
November 2022 (two thousand twenty two).



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



192022230183512291

GRN Details

GRN:	192022230183512291	Payment Mode:	Online Payment
GRN Date:	21/11/2022 14:09:33	Bank/Gateway:	State Bank of India
BRN :	IK0BZDISZ9	BRN Date:	21/11/2022 14:11:06
GRIPS Payment ID:	211120222018351228	Payment Init. Date:	21/11/2022 14:09:33
Payment Status:	Successful	Payment Ref. No:	2003295408/3/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	AMIT PODDAR
Address:	NAIPUKUR RAJARHAT
Mobile:	9051175298
Contact No:	9681111005
Depositor Status:	Buyer/Claimants
Query No:	2003295408
Applicant's Name:	Mr Sarbajeet Dutta
Identification No:	2003295408/3/2022
Remarks:	Gift, Gift in Favour of family members Payment No 3
Period From (dd/mm/yyyy):	21/11/2022
Period To (dd/mm/yyyy):	21/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003295408/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	9192
2	2003295408/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	18379
			Total	27571

IN WORDS: TWENTY SEVEN THOUSAND FIVE HUNDRED SEVENTY ONE ONLY.



BETWEEN

BIDHU BHUSHAN PODDAR (PAN FJIPP4721D) (AADHAAR No. 5514 4946 1104) son of Late Bhimeshwar Podder, by faith Hindu, residing at Village - Naipukur, Rajarhat, Reckjoani, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas Kolkata - 700135, in the state of West Bengal, hereinafter called and referred to as the **DONOR** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, executors, representatives and assigns) of the **ONE PART.**

AND

AMIT PODDAR, PAN- AVLPP9294M, Aadhaar No.6784 3085 5386, son of Bidhubhusan Poddar, by faith - Hindu, by Nationality-Indian, residing at Village - Naipukur Reckjoani, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, in the state of West Bengal hereinafter called and referred to as the **DONEE** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, executors, representatives and assigns) of the **OTHER PART.**

Background, Representations, Warranties And Covenants :-

WHEREAS on 08th December, 1958, by virtue of a registered Deed of Sale one Sachindra Prasad Lahiri, the Vendor therein sold, transferred and assigned in favour of Smt. Nanibala Poddar being the Purchaser therein **ALL THAT** piece and parcel of homestead land containing an area of **65 satak admeasuring 39 (thirty nine) Cottah 05 (five) Chittack 35**

(thirty five) Square Feet be the same a little more or less along with all other common service areas, amenities and facilities appended thereto including all easement rights and appurtenances thereof lying and situate at **Mouza - Rekjoani**, J.L. No. 13, Touzi No. 2998, R.S. Dag No. 1434, R.S. and L.R. Dag No. 1512 under L.R. Kharian No. 2148, 2149, 2150, 2151, 2789, P.O. Rajarhat P.S. - Rajarhat, under Rajarhat Bishnupur 1 No. Panchayat, Kolkata - 700135 A.D.S.R. Bidhannagar (Salt Lake City) at present Additional District Sub - Registrar, Rajarhat, District - North 24 Parganas, for a consideration mentioned therein and the same was recorded in Book No. - I, Volume No. - 119, Pages - 47 to 59, Being No. 8046 for the year 1958, registered in the office of Sub - Registrar Cossipore Dum Dum.

(b) **AND WHEREAS** while seized and possessed of the "**SAID PROPERTY**" said Nanibala Poddar died intestate on 17th June, 1984 leaving behind her the surviving legal heirs/ heiress and successor / successors namely her five sons (a) Swapan Podder (b) Bidhu Bhusan Poddar (c) Chittaranjan Poddar, (d) Sukha Ranjan Poddar (e) Ranjit Podder and four daughters namely (a) Santilata Poddar (b) Smt. Putul Rani Saha (c) Smt. Minati Saha and (d) Smt. Dolly Saha, jointly acquired the undivided scheduled "**SAID PROPERTY**" as per the prevailing laws by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date, thereby being the absolute owners with respect to the same.

(C) **THEREAFTER** the said Bidhu Bhusan Poddar is the sole and absolute owner of ALL THAT piece and parcel of land measuring about **7 (seven) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under **R.S.** and **L.R. Dag No. 1512**, Police Station -Rajarhat, Dist-North 24 Parganas, within the

local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal

(D) **MUTATION-:** Thereafter the said Bidhu Bhusan Poddar have mutated his name in the **L.R. Khatian No- 2149**, in respect of the aforesaid property in **R.S. and L.R. Dag No. 1512**, at **Mouza- Reckjoani**, J.L. No-13, Police Station -Rajarhat, District -North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata-700135, in the state of West Bengal, absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever.

AND WHEREAS now the **DONOR** has decided to give the below mention Schedule Property to **his son** namely **AMIT PODDAR**, **Aadhaar No.6784 3085 5386**, son of Bidhubhusan Poddar, who is absolutely seized and possessed of and lawfully entitled to ALL THAT piece and parcel of Bagan land measuring about **7 (seven) Decimal** a little more or less out of total area of land 65 Decimal, comprised in the **L.R. Khatian No- 2149**, in respect of the aforesaid property in **R.S. and L.R. Dag No. 1512**, at **Mouza- Reckjoani**, J.L. No-13, Police Station - Rajarhat, District -North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal, hereinafter referred to as the 'said property, morefully and particularly mentioned and described in the Schedule hereunder.

NOW THIS INDENTURE WITNESSETH that in consideration of the natural love and affection which the Donor had and still have for the Donee, the Donor do hereby and hereunder grant, convey, transfer, give and assure unto and to the use of the Donee, freely and voluntarily **ALL THAT** the property, more fully and particularly described and mentioned in the Schedule hereto and hereinafter referred as to the said property **TO HAVE AND TO HOLD THE SAME** for the use and benefit absolutely and unconditionally forever and the Donor do hereby for himself, his respective heirs, executors, administrators, representatives, covenant with the Donee, his heirs, executors, administrators, representatives and assigns. That notwithstanding any act, deed or things whatsoever, by the Donor or by of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Donor has at all material times hereto before and now have good right full power, absolute authority and indefeasible title to grant, sell, convey, Development, conversion, transfer, assign and assure the said property hereby granted, gift, and transferred or expressed or intended as to be unto and to the use of the Donee, his heirs, executors, administrators, representatives and assigns in the manner aforesaid.

AND THAT the Donee, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the property and every part thereof and receive the rents, issues and profits hereof, without any lawful eviction, interruption, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming from under or in trust from him or from or under any of his ancestors

or predecessors in title AND THAT free and clear and freely and clearly absolutely required, exonerated and released or otherwise by and at the costs and expenses of the Donee will and sufficiently indemnified or from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Donee or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid and Donee shall at all times thereafter peaceably and quietly enter upon, have hold, occupy, possess and enjoy the schedule property as described in the scheduled hereunder with the right of sale, gift, mortgage, lease and / or to make any kinds of transfer or any kind of agreement.

FURTHER that the Donor and all persons having or lawfully or equitably claiming any estate or interest upon the said property or any part thereof from under or in trust for the Donor shall and will from time to time or at all times hereafter do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said property to and unto the said Donee as shall or may be reasonably required.

The maintenance of the gifted property shall be borne by the Donee along with the Tax, Khajna, etc.

The property to be transferred herein, as described in the Schedule hereunder by way of Gift is valued **Rs. 5,00,000/- (five lakh)** only.

AND FURTHER with the registration of this Deed, the Donee shall have the liberty to mutate his name in the records of the B.L. & L.R.O. Office and Rajarhat Bishnupur 1 No. Gram Panchayat or to any concern authority to be the absolute owner of the Schedule property and shall pay taxes, khajna in his name without having any objection from the end of the Donor or from the end of the other person or persons.

The Donor on this day, deliver the khas possession of the Schedule property in favour of the Donee, free from all encumbrances, the Donee hereby accept the gift and confirm with most gratitude.

-: SCHEDULE ABOVE REFERRED TO :-

(Description of property hereby gifted)

ALL THAT the piece and parcel of **Bagan** land, measuring about **7 (seven) Decimals**, a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, comprised in the **R.S.** and **L.R. Dag No. 1512**, under **L.R. Khatian No- 2149**, Police Station - Rajarhat, District -North 24 Parganas, Kolkata- 700135, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Additional District Sub Registration Office Rajarhat, in the state of West Bengal, The said Dag No. 1512, which is butted and bounded as follows :-

ON THE NORTH :- L.R. DAG NO. 10,11,7,6.

ON THE SOUTH :- L.R. DAG NO. 1513, 1461, 1464

ON THE EAST :- L.R. Dag No. 1489

ON THE WEST :- 10 ft WIDE KACHHA PANCHAYAT ROAD.

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

SIGNED SEALED AND DELIVERED by the within mentioned Donor and the Donee at Rajarhat in presence of :

1. Anita Ray

HABRA (m) 24 P.G.S. (N)

W.B. - 743263

2. Nivedita Das

W/O - BHASKAR DAS, HOUSING
ESTATE, BLOCK NO - 29 FLAT
NO - 8. 9 B.T ROAD, BELGHARIA

W.B - 700056, 24 P.G.S. (N)

B. B. Poddar

Signature of Donor

I accept the gift with most gratitude

Anita Das

Signature of Donee



As per instruction of all the
Parties herein Drafted by me:-

Sarbajeet Dutta
Adv
Sarbajeet Dutta WB/1567/n
Advocate

Barasat District Judges' Court

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : BIDHUSAN BHUSAN DODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

B. B. Doddar

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : AMIT PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



বাম হাত

Amit Poddar

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints

INDIAN UNION DRIVING LICENCE

WEST BENGAL STATE

No. **WB-2520160226116** Issue Dt. **16-03-2016**

Name **BARUN GUCHHAIT**
S/D/W of **BUDDHADEB GUCHHAIT**
Blood Gr. **B+** D.O.B. **25-11-1985**

Address **55, UDBASTU PARA, BHATENDA,
PO & PS- RAJARHAT,
NORTH 24 PARAGANAS
700135**



Authorisation to drive the following vehicle class throughout India.

Valid Till	Vehicle Class	Issue Dt.
24-11-2035	LMV-NT	16-03-2016

Barun Guchoit
Holder's Signature

[Signature]
Licensing Authority
Banslet

Major Information of the Deed



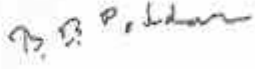
Deed No :	I-1523-18695/2022	Date of Registration	23/11/2022
Query No / Year	1523-2003295408/2022	Office where deed is registered	
Query Date	21/11/2022 12:16:58 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sarbateet Dutta Barasat Dist Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9681111005, Status : Advocate		
Transaction	Additional Transaction		
[0201] 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. 18,36,469/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,202/- (Article:33(i))	Rs. 18,379/- (Article:A(1), E)		
Remarks			

Land Details :


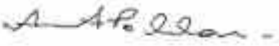
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1512 (RS :-)	LR-2149	Bastu	Bagan	7 Dec	5,00,000/-	18,36,469/-	Width of Approach Road: 10 Ft.,
Grand Total :					7Dec	5,00,000 /-	18,36,469 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Bidhu Bhushan Poddar (Presentant) Son of Late Bhimeshwar Poddar Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
		23/11/2022	LTI 23/11/2022	23/11/2022
Naipukur Reckjoani, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: fjxxxxxx1d, Aadhaar No: 55xxxxxxxx1104, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Amit Poddar Son of Bidhubhusan Poddar Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
	23/11/2022		LTI 23/11/2022	23/11/2022
Son of Bidhubhusan Poddar Naipukur Rajarhat, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: avxxxxxx4m, Aadhaar No: 67xxxxxxxx5386, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Barun Guchhait Son of Buddhadeb Guchhait Bhatenda, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135			
	23/11/2022	23/11/2022	23/11/2022
Identifier Of Bidhu Bhushan Poddar, Amit Poddar			

Land Details as per Land Record

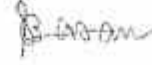
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1512, LR Khatian No:- 2149	Owner:বিশ্বভূষণ পোদ্দার, Gurdian:সীমেশ্বর , Address:নৈপুকুর, রাজ্যারহাট , Classification:বালাল, Area:0.09000000 Acre,	Bidhu Bhushan Poddar

On 21-11-2022

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 18,36,469/-. Family Members amount Rs 18,36,469/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 23-11-2022

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 10:58 hrs on 23-11-2022, at the Office of the A.D.S.R. RAJARHAT by Bidhu Bhushan Poddar ,Executant.

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

Execution is admitted on 23/11/2022 by 1. Bidhu Bhushan Poddar, Son of Late Bhimeshwar Podder, Naipukur Reckjoani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. Amit Poddar, Son of Bidhubhusan Poddar, Naipukur Rajarhat, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business Indetified by Barun Guchhait, , Son of Buddhadeb Guchhait, Bhatenda, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,379.00/- (A(1) = Rs 18,365.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 18,379/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/11/2022 2:11PM with Govt. Ref. No: 192022230183512291 on 21-11-2022, Amount Rs: 18,379/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZDISZ9 on 21-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,202/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 9,192/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 6035, Amount: Rs.10.00/-, Date of Purchase: 21/11/2022, Vendor name: H C Sadhu
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/11/2022 2:11PM with Govt. Ref. No: 192022230183512291 on 21-11-2022, Amount Rs: 9,192/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZDISZ9 on 21-11-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 711870 to 711885
being No 152318695 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.11.29 12:07:29 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/11/29 12:07:29 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

নং -

সন ও তারিখ -

ভেণ্ডার নাম -

পাফিন -

স্ট্যাম্প মূল্য -

ভেণ্ডার -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেণ্ডার - শ্রী হার্মান চন্দ্র সাধু

টি.ডি. নং - 11 NOV 2022

তারিখ - 800000

মোট স্ট্যাম্প মূল্য -

জারী অফিস - বারাসাত

৫৩৫
21.11.22

Amit Kaddar

Naipukur, Rajshahi



Additional District Sub-Registrar,
Rajshahi, New Town, North 24-Pgs

23 NOV 2022