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P-6497/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 393221

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached to this document are the part of this document.

A.T.S.R., Howrah

21 JUN 2024

## DEED OF GIFT

POLICE STATION PREVIOUSLY BALLY AT PRESENT UNDER

NISCHINDA POLICE STATION, DISTRICT HOWRAH

(WITHIN THE FAMILY MEMBERS)

Property Gifted Valued at Rs. 09,33,120...../-

THIS DEED OF ABSOLUTE GIFT is made on this the

21<sup>st</sup>..... day of June, Two Thousand Twenty Four (2024 A.D.)

EXECUTED BY

SL. NO. 1768 DATE 21/6/24  
VALUE 100 RUPEES PAISE  
NAME Sandip Kumar Datta  
ADDRESS Howrah  
STAMP VENDOR-  
MR. RAN CHANDRA MUKHERJEE  
CIVIL COURT, HOWRAH



Additional District Sub-Registrar  
Howrah

21 JUN 2024

**SRI PARTHA KUMAR DUTTA ALIAS PARTHA DUTTA** (having his **RATION CARD ID NO. RKSII-II 535615475** also his Voter ID EPIC No. **WB/24/166/612310**), son of Late Aditya Prakash Dutta, by Occupation - Retired Person, residing at Arunava Sarani, Post Office - Ghoshpara Police Station - Nischinda, District Howrah, Pin Code - 711227, hereinafter called and referred to as "the **DONOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successor-in-interests, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**IN FAVOUR OF**

**SRI SANDIP KUMAR DUTTA**, (having his **PAN-ACMPD7457L** and **AADHAR CARD NO. 269296878051**), son of Late Aditya Prakash Dutta, by Occupation - Retired Person, residing at Arunava Sarani, Post Office - Ghoshpara Police Station - Nischinda, District Howrah, Pin Code - 711227, hereinafter called and referred to as the "**DONEE**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successor-in-interests, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS :**

**ALL THAT** piece and parcel of **BASTU Land** admeasuring an area about 1.50 Decimal appertaining to R.S. Dag No. 3071 corresponding to L.R. Dag No. 5612 and 0.66 Decimal appertaining to R.S. Dag No. 3072 corresponding to L.R. Dag No. 5613 all under R.S. Khatian No. 5532 corresponding to L.R. Khatian No.12367, both comprised within Mouza



Additional District Sub-Registrar  
Howrah

21 JUN 2024

**Bally, J.L. No. 14**, within the limit of Nischinda Gram Panchayet, under the Police Station at Bally (presently at Nischinda) in the District of Howrah, within the jurisdiction of the District Sub-Registry Office and the Addl. District Sub-Registry Office at Howrah together with all easement rights, title, interest and right to use of passage and quasi easement rights attached thereto, free from all encumbrances, attachment, charges and other claims and demands whatsoever and there is no legal impediment to transfer the Said Property, morefully and particularly described in the **SCHEDULE** herein below and hereinafter referred to as the "**SAID PROPERTY**" and/or "**GIFTED PROPERTY**", is the subject matter of this **DEED of GIFT**:

**A)** Originally one Shyama Charan Khanra was the occupier of Land under the Zamindership of Sarat Chandra Paramanick by paying Taxes to the said Zaminder in respect of Said Land measuring about 01 Bigha who recorded his name in the record of Government of West Bengal under R.S. Khatian No. 5532, comprised within Mouza Bally (Dulepara), J.L. No. 14, within the limit of the then Bally Union Board, within the then Police Station at Bally, in the District of Howrah, under the jurisdiction of the District Registry Office and the District Sub-Registry Office at Howrah, together with all easement rights, title, interest and right to use of passage and quasi easement rights attached thereto. Thereafter the said Shyama Charan Khanra died intestate leaving behind his widow and sons who sold the aforesaid property, due to urgent necessity of money, to one Saraswati Dasi by virtue of a Registered Deed of Sale in the year 1942.

**B)** After acquisition of specific title in respect of the aforesaid property in the aforesaid manner said Smt. Saraswati Dasi had been duly possessing and/or



Additional District Sub-Registrar  
Howrah

21 JUN 2024

enjoying the same in peaceful and uninterrupted manner over more than 12 years. Thereafter due to her lawful necessity of money, sold her acquired property free from all sorts of encumbrances, charges and liabilities, liens, lispendence and attachment of any kind whatsoever to one Smt. Golap Moyee Devi alias Golap Moyee Devi at the then highest available market price on 08.12.1947 who purchased the same against payment of her Stridhan as Consideration amount and since then she seized and possessed the same in peaceful and uninterrupted manner by paying Government revenues and Taxes to the authority concerned.

C) While thus being lawfully seized and possessed of the aforesaid property in the aforesaid peaceful and uninterrupted manner, said Smt. Golap Moyee Devi alias Golap Moyee Devi, due to her urgent lawful necessity of liquid money, decided and declared to sell her aforesaid property, free from all sorts of encumbrances, charges and liabilities, liens, lispendence and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable title. Being informed the aforesaid information and relying upon the aforesaid declaration and relevant documents, one **Sri Aditya Prakash Dutta**, residing at 129/1A, Kaital Para Road, Post Office Bally, Police Station previously Bally, District Howrah became very much interested to purchase the aforesaid property at the then highest available market price and offered to the Landowner to sell the property which the aforesaid Land Owner accepted, agreed and confirmed. Accordingly one Bengali Deed of Sale dated 09<sup>th</sup> January, 1959 A.D. corresponding to 24<sup>th</sup> Poush, 1365 B.S. which has been executed and registered amongst themselves before the office of the Sub-Registrar at Howrah and recorded therein vide **Book No. I, Volume No. 10, Pages from 35 to 38, Being No. 132 for the year 1959.** Thus



Additional District Sub-Registrar  
Howrah

21 JUN 2024

the said Sri Aditya Prakash Dutta became the lawful absolute owner as well as well as occupier in respect of Land total measuring **08 Cottah or 13.20 Decimal**, be the same a little more or less, appertaining to **R.S. Dag No. 3071 measuring about 9.20 Decimal and R.S. Dag No. 3072 measuring about 4.00 Decimal**, be the same a little more or less, **both under R.S. Khatian No. 5532**, both comprised within Mouza Bally, J.L. No. 14, within the limit of Nischinda Gram Panchayet under the Police Station at Bally (presently at Nischinda) in the District of Howrah, within the jurisdiction of the District Sub-Registry Office and the Addl. District Sub-Registry Office at Howrah together with all easement rights, title, interest and right to use of passage and quasi easement rights attached thereto and seized and possessed peacefully and without interruption from any corner as of right by exercising all sorts of overt acts by paying Government revenues and Taxes to the authority concerned.

**D) AND WHEREAS** while thus being lawfully seized and possessed of the aforesaid property in the aforesaid peaceful and uninterrupted manner, the said Sri Aditya Prakash Dutta bequeathed in favour of his Six (6) sons viz. (1) Sri Sandip Kumar Dutta, (2) Sri Pradip Kumar Dutta, (3) Sri Pratyush Kumar Dutta, (4) Sri Prasanta Kumar Dutta, (5) Partha Kumar Dutta and (6) Sri Pranab Kumar Dutta by virtue of an **unregistered Will on 1.9.1963 in which Sri Pranab Kumar Dutta and Sri Pratyush Kumar Dutta were the Executors** wherein it was clearly mentioned that only all the abovementioned Six sons will be entitled to be the Owner of the aforesaid Land in equal Share each.



Additional District Sub-Registrar  
Howrah

21 JUN 2024

**E) AND WHEREAS** subsequently after the demise of Sri Aditya Prakash Dutta both the Executors of the aforesaid Will viz. Sri Pranab Kumar Dutta and Sri Pratyush Kumar Dutta filed a Probate Case on **18.04.1979 before the Hon'ble High Court at Calcutta vide No. 84 of 1979** to get the Decree of the aforesaid Probate Case in which the just and proper Decree was passed on **4<sup>th</sup> May, 1979** by the Hon'ble High Court at Calcutta in favour of the Six (6) sons viz. (1) Sri Sandip Kumar Dutta, (2) Sri Pradip Kumar Dutta, (3) Sri Pratyush Kumar Dutta, (4) Sri Prasanta Kumar Dutta, (5) Partha Kumar Dutta and (6) Sri Pranab Kumar Dutta declaring them as joint owners having equal Share each. **Accordingly a Certificate of the aforesaid Probate Case vide No. 84 of 1979 was issued on 6<sup>th</sup> June 1979 by the Hon'ble High Court at Calcutta.** Thus all the Six sons of Late Aditya Prakash Dutta viz. (1) Sri Sandip Kumar Dutta, (2) Sri Pradip Kumar Dutta, (3) Sri Pratyush Kumar Dutta, (4) Sri Prasanta Kumar Dutta, (5) Partha Kumar Dutta and (6) Sri Pranab Kumar Dutta became the true lawful joint owners as well as occupiers of the aforesaid property having  $1/6^{th}$  share each and jointly seized and possessed peacefully and uninterruptedly.

**F) AND WHEREAS** after acquisition of title in the aforesaid manner all the above mentioned Six (6) sons mutated their names in the record of the office of the B.L. & L.R.O. Bally-Jagacha under Government of West Bengal by allotting new Hal L.R. Khatian Nos. against R.S. Khatian No. 5532 appertaining to new L.R. Dag Nos. 5612 & 5613 against previous R.S. Dag Nos. 3071 & 3072 as follows:-

| Name                        | L.R. Dag No. | New L.R. Khatian No. |
|-----------------------------|--------------|----------------------|
| 1. Sri Sandip Kumar Dutta   | 5612&5613    | 17064.               |
| 2. Sri Pradip Kumar Dutta   | 5612&5613    | 12989.               |
| 3. Sri Pratyush Kumar Dutta | 5612&5613    | 13154.               |



Additional District Sub-Registrar  
Howrah

21 JUN 2024

|                             |           |        |
|-----------------------------|-----------|--------|
| 4. Sri Prasanta Kumar Dutta | 5612&5613 | 10174. |
| 5. Sri Partha Kumar Dutta   | 5612&5613 | 12367. |
| 6. Sri Pranab Kumar Dutta   | 5612&5613 | 13187  |

G) While thus being seized and possessed peacefully and uninterruptedly in joint manner the said **SRI PARTHA KUMAR DUTTA** due to love and affection, intended to Gift the Said Property in favour of his brother **SRI SANDIP KUMAR DUTTA**, residing at Arunava Sarani, Post Office – Ghoshpara Police Station – Nischinda, District Howrah, Pin Code – 711227.

H) It is to be mentioned that the **DONOR** has great love and affection for the **DONEE** herein. In view of the said perspective, now the **DONOR** has intended and/or decided to donate and/or gift the aforesaid or below **SCHEDULE** mentioned "**SAID PROPERTY**" or "**GIFTED PROPERTY**" in favour of his **BROTHER** viz. **SRI SANDIP KUMAR DUTTA** voluntarily and without being influenced by anyone, which the **DONEE** herein duly accepts gladly and joyously and consequently, the **DONOR** of the **FIRST PART** duly execute this **DEED of GIFT** in faovur of the **DONEE** of the **SECOND PART** unconditionally and purely for love and affection.

I. The **DONOR** herein viz. **SRI PARTHA KUMAR DUTTA** is the **BROTHER** of **SRI SANDIP KUMAR DUTTA**, the **Donee** herein and they are **Family Members** to each and other, maintaining good and cordial relation;

J. The **DONOR** doth hereby grant, convey, transfer, give and assure unto and to the use of the **DONEE**, freely and voluntarily, the property mentioned and described in the "**SCHEDULE**" hereto and hereinafter



Additional District Sub-Registrar  
Howrah

21 JUN 2024

referred to as the "**GIFTED PROPERTY**" and delivered peaceful vacant possession of the same unto and in favour of the **DONEE**, the same for their use and benefit absolutely and unconditionally forever **AND THAT** the **DONEE accepts gladly** the gift of the "**GIFTED PROPERTY**" hereunder made as testified by them being a party hereto and executing these presents;

**NOW THIS DEED OF INDENTURE FURTHER WITNESSETH AS FOLLOWS:-**

In pursuance of the said intention and in consideration of the **NATURAL LOVE AND AFFECTION** which the **DONOR** had/has for the **DONEE** and for making provisions for the **DONEE**, the **DONOR** out of his own free volition of mind and will and without being affected by any act of fraud, coercion or undue influence, misrepresentation, mistake, etc. by anybody whomsoever including the **DONEE** of the **SECOND PART** and in full possession of the **DONOR** common sense and practical intelligence, doth hereby make absolute gift, transfer, confirm and assure unto the said **DONEE** of the **SECOND PART** **ALL THAT** piece or parcel of the "**SAID PROPERTY/GIFTED PROPERTY**", more fully and particularly described in the **SCHEDULE** hereunder written **TOGETHER WITH** all rights, privileges, easements, assessments, appendages and appurtenances whatsoever to the "**SAID PROPERTY/GIFTED PROPERTY**" or any part thereof usually held used, occupied, enjoyed or accepted reputed known as part or parcel or member thereof or appurtenant thereto and the **REVERSION OR REVERSIONS, REMAINDER OR REMAINDERS** and profits thereof and all and every part thereof **AND ALL** the estate, right, title, interest uses trust,



Additional District Superintendent of Police

21 JUN 2024

property, claim and demand whatsoever both at law or in equity **TOGETHER WITH** all deeds *pattahs* and evidence of title relating exclusively to the **"SAID PROPERTY/GIFTED PROPERTY"** or any part thereof which are/were or may hereinafter be in possession or custody of the **DONOR** and may procure the same without any action either at law or in equity **TO HAVE AND TO HOLD** the **"SAID PROPERTY/GIFTED PROPERTY"** i.e. **ALL THAT** piece and parcel of **BASTU Land** admeasuring an area about 1.50 Decimal appertaining to R.S. Dag No. 3071 corresponding to L.R. Dag No. 5612 and 0.66 Decimal appertaining to R.S. Dag No. 3072 corresponding to L.R. Dag No. 5613 all under R.S. Khatian No. 5532 corresponding to L.R. Khatian No. 12367, both comprised within Mouza Bally, J.L. No. 14, within the limit of Nischinda Gram Panchayet under the Police Station at Bally (presently at Nischinda) in the District of Howrah, within the jurisdiction of the District Sub-Registry Office and the Addl. District Sub-Registry Office at Howrah, including all sorts of rights and privileges or benefits subsisting over or in the Common Passage together with all rights of easements, messuages, appurtenances, hereditaments, and all other rights attached thereto, free from all encumbrances, attachment, charges and other claims and demands whatsoever hereby gifted, assigned and assured or expressed or intended so to be unto and to the use of the **DONEE**, **absolutely and forever**, free from all encumbrances whatsoever in sixteen annas share;

**THAT** in further consideration of **natural love and affection** which the **DONOR** had and still has for the **DONEE**, the later being the **BROTHER** of the **DONOR** and therefore the **DONOR** does hereby grant, convey, assign and assure to and unto and in favour of the said **DONEE**, free from all



Additional District Sub-Registrar  
Howrah

21 JUN 2024

encumbrances **ALL THAT** piece and parcel of **BASTU Land** admeasuring an area about 1.50 Decimal appertaining to R.S. Dag No. 3071 corresponding to L.R. Dag No. 5612 and 0.66 Decimal appertaining to R.S. Dag No. 3072 corresponding to L.R. Dag No. 5613 all under R.S. Khatian No. 5532 corresponding to L.R. Khatian No. 12367, both comprised within Mouza Bally, J.L. No. 14, within the limit of Nischinda Gram Panchayet under the Police Station at Bally (presently at Nischinda) in the District of Howrah, within the jurisdiction of the District Sub-Registry Office and the Addl. District Sub-Registry Office at Howrah, including all sorts of rights and privileges or benefits subsisting over or in the common passage together with all rights of easements, messuages, appurtenances, hereditaments, and all other rights attached thereto, free from all encumbrances, attachment, charges and other claims and demands whatsoever, morefully and particularly described in the **SCHEDULE** herein below and hereinafter referred to as the "**SAID PROPERTY**" together with the right and properties appurtenant thereto which are all thereafter as well as herein before collectively called "the said properties and rights appurtenants thereto" and the reversion or reversions, remainder or remainders and the rents, issues and profits of the said share and the properties and rights appurtenant thereto and other rights hereby conveyed and all the estate, right, title, interest, property, claim and demand whatsoever herein into or upon the said share and the properties and rights appurtenant thereto and all other benefits rights and properties therein comprised and hereby granted conveyed, transferred assigned and assured or expressed or intended so to be and every part or parts thereof respective or arising out there from and **TOGETHER FURTHER** with all rights, liberties and appurtenances whatsoever to and unto the Donee herein, free from all sorts of encumbrances, trusts, liens, lispendenses and attachments



Additional District Sub-Registrar  
Howrah

21 JUN 2024

whatsoever and together further with and subject to the stipulations and provision for payments of the common expenses and others thereof in connection with the beneficial common use and enjoyment of the premises the land, including the impartible share by the Donor herein and/or given **AND TO HAVE AND TO HOLD** the said share and the properties and rights and appurtenants thereto and all other benefits and rights hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and every part or parts thereof respectively or arising out there from absolutely and forever **AND TO HAVE AND TO HOLD** the same for their use and occupation and benefit absolutely and unconditionally of the said Land hereditaments hereby granted or expressed so to be unto and to the use of the **DONEE** free from all encumbrances according to the true tenure and nature thereof **AND** the **DONOR** doth hereby covenants with the **DONEE** that **NOTWITHSTANDING** any act, deed or thing done by the **DONOR** or executed or knowingly suffered to the contrary, the **DONOR** is lawfully seized and possessed of or otherwise well and sufficiently entitled to the said Land hereditaments hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or thing whatsoever to alter encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid the **DONOR** has good right and perfect title to gift the said Land hereditaments hereby granted or expressed so to be unto and to the use of the Donee in the manner aforesaid and the Donee shall and may at all times hereafter peaceably and quietly possess and enjoy the said Land hereditaments and receive the rents, issues and profits thereof 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



Additional District Sub-Registrar  
Howrah

21 JUN 2024

in trust from him or from under any of his ancestors or predecessors-in-interest **AND THAT** free from all encumbrances whatsoever made or suffered by the DONOR or any of his ancestors or predecessors-in-interest or any person lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the DONOR and all persons having lawfully or equitably claiming any estate or interest in the said Land hereditaments and premises or any part thereof from under or in trust from him or any part thereof the Donor or any person claiming through him from time to time and at all times hereafter at the request and costs of the Donee do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the said Land, if required, in favour of the Donee and the Donee shall be entitled to use the said Land and hereditaments and every part thereof for any purpose or benefits as the Donee may desire in the manner aforesaid as shall or may be reasonably required.

**THE DONOR DOTH HEREBY COVENANTS WITH THE DONEE AND DECLARES** as follows:

a) The DONOR himself or any predecessors-in-title of the DONOR had/has never made or done anything, or executed any deed, save and except those already stated in the foregoing paragraphs of these presents or committed or knowingly suffered to the contrary to the title of the DONOR in the "SAID PROPERTY / GIFTED PROPERTY" and the DONOR is lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the "SAID PROPERTY / GIFTED PROPERTY" hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the DONOR has full power and absolute and indefeasible right and authority to grant, convey, settle, gift,



Additional District Sub-Registrar  
Howrah

21 JUN 2024

donate, transfer and assure the "SAID PROPERTY / GIFTED PROPERTY" hereby granted and/or gifted unto the DONEE of the SECOND PART followed by actual delivery of vacant physical possession of the same and/or in the manner as stated herein above and below and also according to the true intent and meaning of these presents;

b) It shall be lawful for the DONEE of the SECOND PART at all times hereafter peacefully and quietly to enter into and upon and hold, occupy and enjoy the "SAID PROPERTY / GIFTED PROPERTY" as the joint owners thereof in *khas* or through tenants and receive the rents issues and profits thereof without any hindrances, interruptions, disturbances, claims or demand whatsoever by the DONOR of the FIRST PART or any person or persons claiming any estate, right, title or interest from or under or through or in trust for the DONOR of the FIRST PART and freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the DONOR of the FIRST PART well and sufficiently saved, defended, kept, harmless and indemnified of and from and against all charges and encumbrances whatsoever made, done, executed or occasioned by the DONOR;

c) The DONOR and all persons claiming any right title or interest in the "SAID PROPERTY / GIFTED PROPERTY" hereby gifted, donated, transferred through or from or under or in trust for the DONOR shall and will from time to time and at all times hereafter at the cost of the DONEE do or execute or cause to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the "SAID PROPERTY / GIFTED PROPERTY" and every part thereof hereby granted unto the DONEE, as may be reasonably required according to the true intent and meaning of this Deed of Gift;



Additional District Sub-Registrar  
Howrah

21 JUN 2024

d) The DONOR of the FIRST PART already put the DONEE of the SECOND PART as well as his legal heirs in actual physical possession of the "SAID PROPERTY/GIFTED PROPERTY" hereby granted, gifted, donated and transferred and the **DONEE of the SECOND PART** also on his part **duly accepted all gifts including this GIFT gladly and joyously** by taking full possession thereof in all manner whatsoever and without any interruption from any corner whatsoever;

**THE DONOR HEREBY CONFIRMS, ASSURES AND DECLARES THAT** he has not in any way transferred, encumbered or made any agreement with anybody to transfer or to encumber the **GIFTED PROPERTY** intended to be conveyed grant and transferred by this Deed of Gift and that the said Donee, his heirs, executors, administrators and assigns shall and may hereafter and at all times peaceably and quietly possess and enjoy the **GIFTED PROPERTY** absolutely without interruption of others, claim or demand whatsoever by the said DONOR and/or any person or persons lawfully or equitably claiming from or under or in trust for them and that the said DONOR shall and will and for all times to come at the request and at cost of the Donee, his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such assurances acts, deeds and things whatsoever for further and more perfectly assuring the title of the Donee to the **GIFTED PROPERTY** or any facts thereof unto and to the use of the Donee, his heirs, executors, administrators, legal representatives and assigns in the manner aforesaid as shall or may be reasonably required.

**THE DONEE DOES HEREBY FURTHER COVENANT WITH THE DONOR THAT** the Donee shall observe, fulfill and perform all the covenants



Additional District Sub-Registrar  
Howrah

21 JUN 2024

and obligations hereunder written and shall pay and discharge all taxes and impositions and all other out goings on and in respect of the said Land without making donor liable for the same.

**THAT THE DONEE HAS ALREADY ACCEPTED THE GIFT FOLLOWED BY OBTAINING KHAS/VACANT PEACEFUL POSSESSION OF THE SAID LAND** mentioned as the "**SAID PROPERTY or GIFTED PROPERTY**" as per the '**SCHEDULE**' hereunder made and as testified by him being party hereto as is evidenced by their joining to and signing these presents.

**AND FURTHER** it is agreed by both the **DONOR** and the **DONEE** herein that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant herein contained the terms and expressions 'the **DONOR**' and 'the **DONEE**' shall mean and include each of their respective legal heirs, executors, representatives, successors, administrators and/or assigns.

**AND WHEREAS** the Schedule Mentioned Said Property/Gifted Property is free from all encumbrances, charges, lien, mortgage, attachment, injunction, prohibitory order of any sort of any court alignment, acquisition requisition, endowment of trust etc.

**AND WHEREAS** by virtue of this Registered **DEED OF GIFT SRI SANDIP KUMAR DUTTA**, the Donee herein, will be the lawful joint Owner as well as occupier of the undemarcated "**SAID PROPERTY/GIFTED PROPERTY**" as mentioned in the **SCHEDULE** hereunder written having joint



Additional District Sub-Registrar  
Howrah

21 JUN 2024

right, title and interest thereon together with all rights of easements, messuages, appurtenances, hereditaments, and all other rights attached thereto with all other co-sharers.

**THE SCHEDULE ABOVE REFERRED TO AS THE "SAID PROPERTY"/**  
**"GIFTED PROPERTY"**

**ALL THAT** piece and parcel of **BASTU Land** admeasuring an area about 1.50 Decimal appertaining to R.S. Dag No. 3071 corresponding to L.R. Dag No. 5612 and 0.66 Decimal appertaining to R.S. Dag No. 3072 corresponding to L.R. Dag No. 5613 all under R.S. Khatian No. 5532 corresponding to L.R. Khatian No. 12367, both comprised within Mouza Bally, J.L. No. 14, within the limit of Nischinda Gram Panchayet under the Police Station at Bally (presently at Nischinda) in the District of Howrah, within the jurisdiction of the District Sub-Registry Office and the Addl. District Sub-Registry Office at Howrah, including all sorts of rights and privileges or benefits subsisting over or in the common Passage together with all rights of easements, messuages, appurtenances, hereditaments, and all other rights attached thereto, free from all encumbrances, attachment, charges and other claims and demands whatsoever, being fully butted and bounded in the manner as follows :-

|              |   |                            |
|--------------|---|----------------------------|
| ON THE NORTH | : | 23 Feet Metal Road.        |
| ON THE SOUTH | : | Property of Netai Bose.    |
| ON THE EAST  | : | Property of Gour Majumder. |
| ON THE WEST  | : | 23 Feet Metal Road.        |



Additional District Sub-Registrar  
Howrah

21 JUN 2024

IN WITNESS WHEREOF We, the DONOR and the DONEE of this DEED hereby put our signature on these presents, being absolutely physically fit and mentally alert to understand the contents of this Deed of Gift in presence of the attesting witnesses on this the day, month and year first above written.

**EXECUTED & DELIVERED by the parties**  
**in presence of the following Witnesses**

1. *Pratibha Kumar Datta*  
*Howrah*
2. *Pratibha Kumar Datta*  
*Wid. of P. S. - Markhila,*  
*Dish. - Howrah - 711302*

*Pratibha Kumar Datta*

(SIGNATURE OF THE DONOR)

**Duly accepted this gift** with great pleasure & gratitude followed by acceptance of actual delivery of possession of said Gifted Property

Drafted, Prepared & Computerized by me as per instructions of the Donor & Donee on the basis of photocopies of papers & documents as supplied by them to me and after preparation of the same, it has been duly read over & explained to all of them thoroughly and after being fully understood the contents of the same, they admit the same to be true & correct.

*Sandip Kumar Datta*

(SIGNATURE OF THE DONEE)

*Saurav Kumar Das*  
(SAURAV KUMAR DAS)

Advocate

JUDGES COURT, HOWRAH

Enrolment No. WB/1819/2010



Additional District Sub-Registrar  
Howrah

21 JUN 2024

## FORM FOR TEN FINGER IMPRESSION

|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                |        |        |        |        |       |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|--------|--------|-------|
|  | <b>Left Hand</b>                                                                                                                                                                                                                                                                                                                                                                                                               | Little | Ring   | Middle | Fore   | Thumb |
|                                                                                   |      |        |        |        |        |       |
| <b>Right Hand</b>                                                                 | Thumb                                                                                                                                                                                                                                                                                                                                                                                                                          | Fore   | Middle | Ring   | Little |       |
|                                                                                   |      |        |        |        |        |       |

Signature ..... Sandip Kumar Datta

|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                |        |        |        |        |       |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|--------|--------|-------|
|  | <b>Left Hand</b>                                                                                                                                                                                                                                                                                                                                                                                                               | Little | Ring   | Middle | Fore   | Thumb |
|                                                                                   |      |        |        |        |        |       |
| <b>Right Hand</b>                                                                 | Thumb                                                                                                                                                                                                                                                                                                                                                                                                                          | Fore   | Middle | Ring   | Little |       |
|                                                                                   |      |        |        |        |        |       |

Signature ..... Partha Kumar Datta

|       |                   |        |      |        |      |        |
|-------|-------------------|--------|------|--------|------|--------|
| Photo | <b>Left Hand</b>  | Little | Ring | Middle | Fore | Thumb  |
|       |                   |        |      |        |      |        |
|       | <b>Right Hand</b> | Thumb  | Fore | Middle | Ring | Little |
|       |                   |        |      |        |      |        |

Signature .....

|       |                   |        |      |        |      |        |
|-------|-------------------|--------|------|--------|------|--------|
| Photo | <b>Left Hand</b>  | Little | Ring | Middle | Fore | Thumb  |
|       |                   |        |      |        |      |        |
|       | <b>Right Hand</b> | Thumb  | Fore | Middle | Ring | Little |
|       |                   |        |      |        |      |        |

Signature .....



Additional District Sub-Registrar  
Howrah

21 JUN 2024

### Major Information of the Deed

|                                               |                                                                                                                          |                                   |            |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|
| Deed No :                                     | I-0502-06497/2024                                                                                                        | Date of Registration              | 21/06/2024 |
| Query No / Year                               | 0502-3001536535/2024                                                                                                     | Office where deed is registered   |            |
| Query Date                                    | 21/06/2024 11:48:04 AM                                                                                                   | A.D.S.R. HOWRAH, District: Howrah |            |
| Applicant Name, Address & Other Details       | Partha Kumar Dutta<br>Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9830801267, Status : Seller/Executant |                                   |            |
| 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. 2/-                                       | Rs. 9,33,120/-                                                                                                           |                                   |            |
| Stampduty Paid(SD)                            | Registration Fee Paid                                                                                                    |                                   |            |
| Rs. 1,020/- (Article:33(i))                   | Rs. 9,345/- (Article:A(1), E)                                                                                            |                                   |            |
| Remarks                                       |                                                                                                                          |                                   |            |

### Land Details :

District: Howrah, P.S.- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711205

| 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-5612 (RS - ) | LR-12367             | Bastu         | Bastu   | 1.5 Dec        | 1/-                     | 6,48,000/-            | Width of Approach Road: 23 Ft., Adjacent to Metal Road, |
| L2     | LR-5613 (RS - ) | LR-12367             | Bastu         | Bastu   | 0.66 Dec       | 1/-                     | 2,85,120/-            | Width of Approach Road: 23 Ft., Adjacent to Metal Road, |
|        |                 | <b>TOTAL :</b>       |               |         | <b>2.16Dec</b> | <b>2 /-</b>             | <b>9,33,120 /-</b>    |                                                         |
|        |                 | <b>Grand Total :</b> |               |         | <b>2.16Dec</b> | <b>2 /-</b>             | <b>9,33,120 /-</b>    |                                                         |

### Donor Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                      |                                                                                     |                                                                                                 |                                                                                      |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1     | Name                                                                                                                                                                                               | Photo                                                                               | Finger Print                                                                                    | Signature                                                                            |
|       | Mr Partha Kumar Dutta<br>(Presentant)<br>Son of Late Adityaprakash Dutta<br>Executed by: Self, Date of Execution: 21/06/2024<br>, Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office |  | <br>Captured |  |
|       |                                                                                                                                                                                                    | 21/06/2024                                                                          | LT<br>21/06/2024                                                                                | 21/06/2024                                                                           |



Arunava Sarani, City:- , P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office

**Donee Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                                                                     | Name,Address,Photo,Finger print and Signature                                                                                                                                                             |                                                                                                                 |                                                                                                                              |                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                         | <b>Name</b><br><b>Mr Sandip Kumar Dutta</b><br>Son of Late Aditya Prakash Dutta<br>Executed by: Self, Date of Execution: 21/06/2024<br>, Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office | <b>Photo</b><br><br>21/06/2024 | <b>Finger Print</b><br><br>L1<br>21/06/2024 | <b>Signature</b><br><br>21/06/2024 |
| Son of Late Aditya Prakash Dutta Arunava Sarani, City:- , P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , Aadhaar No: 26xxxxxxxx8051, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office |                                                                                                                                                                                                           |                                                                                                                 |                                                                                                                              |                                                                                                                      |

**Identifier Details :**

| Name                                                                                                                                                                      | Photo                                                                                             | Finger Print                                                                                      | Signature                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Mr Ranjit Mahato</b><br>Son of Mr Shiv Prasad Mahato<br>Arunava Sarani Bally, City:- , P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 | <br>21/06/2024 | <br>21/06/2024 | <br>21/06/2024 |
| Identifier Of Mr Partha Kumar Dutta, Mr Sandip Kumar Dutta                                                                                                                |                                                                                                   |                                                                                                   |                                                                                                    |

**Transfer of Land from Donor To Donee**

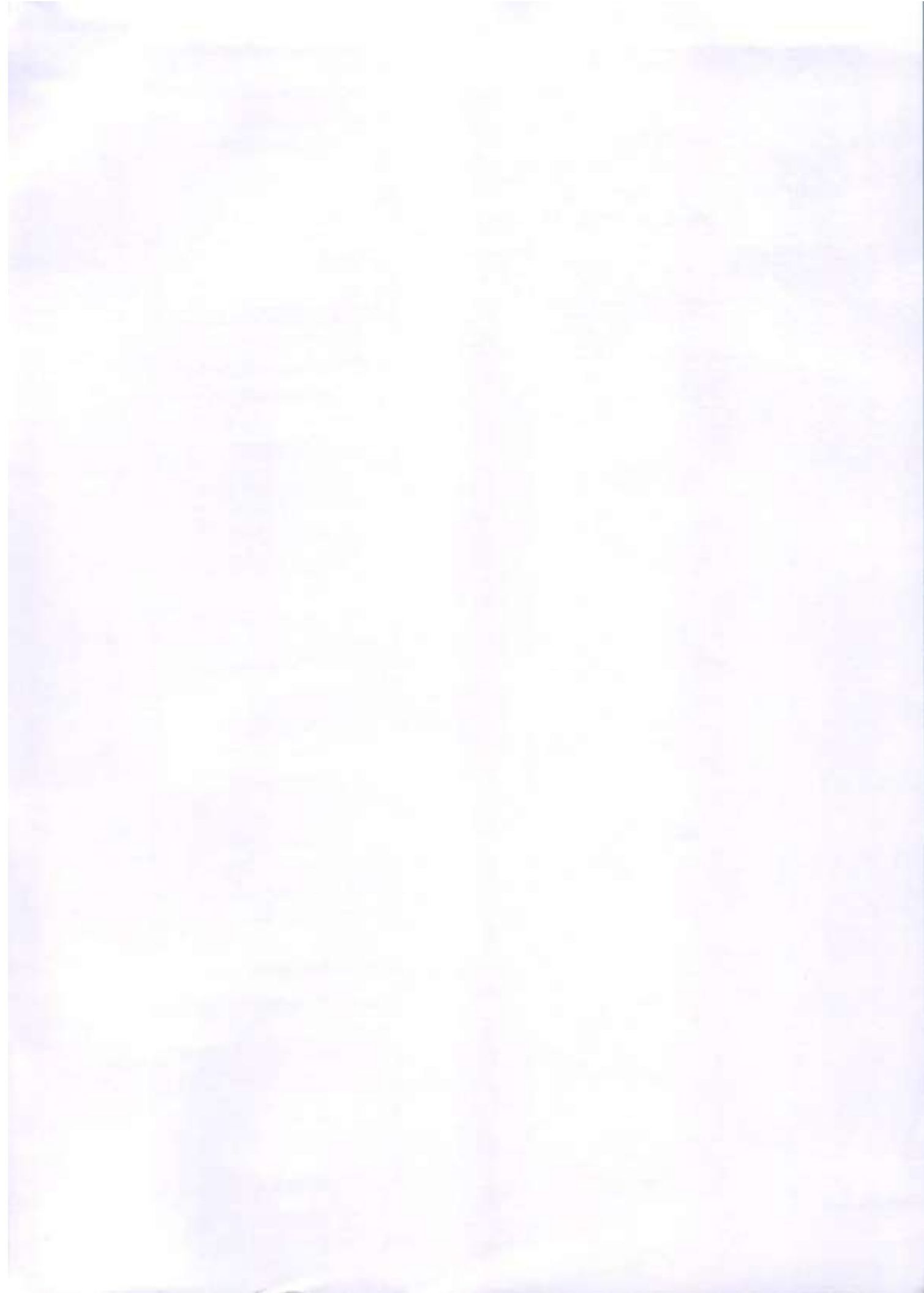
| Sch No. | Donor Name            | Donee Name            | Relationship of Donor and Donee (Within Family ?) | Transferred Area | Share in Market Value (In Rs.) |
|---------|-----------------------|-----------------------|---------------------------------------------------|------------------|--------------------------------|
| L1      | Mr Partha Kumar Dutta | Mr Sandip Kumar Dutta | Y                                                 | 1.5 Dec          | 6,48,000/-                     |
| L2      | Mr Partha Kumar Dutta | Mr Sandip Kumar Dutta | Y                                                 | 0.66 Dec         | 2,85,120/-                     |



### Land Details as per Land Record

District: Howrah, P.S.- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711205

| Sch No | Plot & Khatian Number                    | Details Of Land                                                                                                                         | Owner name in English as selected by Applicant |
|--------|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 5612, LR Khatian No:- 12367 | Owner: <b>শ্রী</b> <b>পা</b> , Gurdian: <b>শ্রী</b> <b>পা</b> , Address: <b>পা</b> , Classification: <b>পা</b> , Area: 0.01500000 Acre, | Mr Partha Kumar Dutta                          |
| L2     | LR Plot No:- 5613, LR Khatian No:- 12367 | Owner: <b>শ্রী</b> <b>পা</b> , Gurdian: <b>শ্রী</b> <b>পা</b> , Address: <b>পা</b> , Classification: <b>পা</b> , Area: 0.00660000 Acre, | Mr Partha Kumar Dutta                          |



**Endorsement For Deed Number : I - 050206497 / 2024**

**On 21-06-2024**

**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 14:12 hrs. on 21-06-2024, at the Office of the A.D.S.R. HOWRAH by Mr Partha Kumar Dutta ,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 9,33,120/-. Family Members amount Rs 9,33,120/-

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

Execution is admitted on 21/06/2024 by 1. Mr Partha Kumar Dutta, Son of Late Adityaprakash Dutta, Arunava Sarani, P.O: Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Retired Person, 2. Mr Sandip Kumar Dutta, Son of Late Aditya Prakash Dutta, Arunava Sarani, P.O: Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Retired Person

Identified by Mr Ranjit Mahato, , Son of Mr Shiv Prasad Mahato, Arunava Sarani Bally, P.O: Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 9,345.00/- ( A(1) = Rs 9,331.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,345/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/06/2024 1:40PM with Govt. Ref. No: 192024250087486168 on 21-06-2024, Amount Rs: 9,345/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8746121999118 on 21-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1768, Amount: Rs.100.00/-, Date of Purchase: 21/06/2024, Vendor name: HARAN CHANDRA MUKHERJEE

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/06/2024 1:40PM with Govt. Ref. No: 192024250087486168 on 21-06-2024, Amount Rs: 920/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8746121999118 on 21-06-2024, Head of Account 0030-02-103-003-02

  
**Provash Adhikary**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. HOWRAH**  
**Howrah, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2024, Page from 201018 to 201044  
being No 050206497 for the year 2024.



Digitally signed by PROVASH ADHIKARY  
Date: 2024.06.25 17:06:28 +05:30  
Reason: Digital Signing of Deed.

(Provash Adhikary) 25/06/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
West Bengal.

