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I-2115/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AN 073745

20/02/2023

Q- 20003283 41/2023

6-20 P.M.

Certified that the document is admitted to the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-IV
Registrar U/S 7 (2) of Registration 1908
Alipore, South 24 Parganas
23 FEB 2023

20-2-23
23-2-23

DEED OF GIFT

THIS DEED OF GIFT made this the 20th day of **February**

Two Thousand and **Twenty Three (2023)**

BETWEEN

6-20 P.M.
20/2/23

62741

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

Rs.....

Name.....

Address.....CALCUTTA HIGH COURT, KOL-4.....

30 JAN 2023

MR. DEBES KR. MISRA
M.A.B. Com. LL.B.
Advocate, High Court, Cal,
69/1, Baghajatin Place, Kol-86

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

Sanjoy Kumar Das Mazumder.

1137

Sanjoy Kumar Das Mazumder.

1138

Lisi Das Mazumder

Identified by:

1142

Mun Mun Das Mazumder
Daughter of - Ajoy Krishna Das Mazumder
4 Sight Impression,
7 South middle Partabad
Flat no - 5B.
Garia. P.S - Sonarpur. P.O - Garia
Pin - 84
Self employed

District Sub-Registrar
Registrar U/S 7 (2) of
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SRI SANJOY KUMAR DAS MAJUMDER, (PAN–ACVPM8473G), (Aadhaar No. 6818 1758 8033), son of Late Nilkrishna Das Majumder, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at Block-A-113, 2nd Floor, Flat-B, 923, Survey Park, P.O. Santoshpur, Police Station : Survey Park, Kolkata - 700 075, District : South 24- Parganas hereinafter called and referred to as **'DONOR'** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heir/heirs, executor/ executors, administrator/ administrators, legal representative/ representatives and assign/assigns) of the **FIRST PART**

AND

SMT. LISI DAS MAJUMDER, (PAN–AHGPD0547G), (Aadhaar No. 3650 6384 4948), wife of Sri Ajay Krishna Das Majumder, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Gadiapara Road, P.O. Kodalia, Police Station : Sonarpur, Kolkata - 700 146, District : South 24-Parganas, hereinafter called and referred to as the **'DONEE'** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heir/heirs, executor/executors, administrator/ administrators, legal representative/ representatives and assign/ assigns) of the **SECOND PART.**

WHEREAS one Girish Chandra Bandyopadhyay inhabitant of Padmapukur, within Police Station - Baruipur, presently District South 24 Parganas was the absolute recorded owner of a plot of Bastu land measuring an area of 31 (Thirty One) Sataks comprising in R.S. Dag No. 26, under R.S. Khatian No. 572 and another plot of Bagan land measuring an area of 14 (Fourteen) Sataks comprising in R.S. Dag no. 27, under R.S. Khatian No. 63 measuring total land area 45 (Forty five) Sataks and both the plots of land situated in Mouza- Subuddhipur, J.L. No. 32, Pargana- Medanmalla, Revenue

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Survey No. 70, Touzi No. 268, within Police Station Baruipur, Presently under Baruipur Municipality.

AND WHEREAS in life time said Girish Chandra Bandyopadhyay had recorded his aforesaid land and property during the Revisional Settlement Operation and his name was published in the R.S. Record of Right in respect of the said Bastu land measuring an area of 31 (Thirty One) Sataks comprising in R.S. Dag No. 26, under R.S. Khatian No. 572 and another plot of Bagan land measuring an area of 14 (Fourteen) Sataks comprising in R.S. Dag no. 27, under R.S. Khatian No. 63 totaling land area of 45 (Forty five) Sataks situated in Mouza- Subuddhipur, J.L. 32, Revenue Survey No. 70, Touzi No. 268, within P.S. Baruipur, and thereafter he paid the necessary rent in respect of his property to the authority concerned and enjoyed his said property without any interruptions and hindrances from anybody else.

AND WHEREAS in his life time said Girish Chandra Bandyopadhyay executed a Will on 19.08.1970 in respect of his said property i.e. the Bastu land measuring an area of 31 (Thirty One) Sataks comprising in R.S. Dag No. 26, under R.S. Khatian No. 572 and another Bagan land measuring an area of 14 (Fourteen) Sataks comprising in R.S. Dag No. 27, under R.S. Khatian No. 63 totaling land area of 45 (Forty five) Sataks adjacent to each other both the plots situated in said Mouza- Subuddhipur, J.L. No. 32, R.S. No. 70, Touzi No. 268, P.S. Baruipur, District- South 24 Parganas, within Baruipur Sonarpur Municipality in favour of his son Sankar Bandyopadhyay and his son's wife , Smt. Annapurna Bandyopadhyay and he appointed his son's wife i.e. Annapurna Bandyopadhyay as Executrix for taking necessary Probate from the Learned Court in respect of the said Will.

AND WHEREAS after the death of said Girish Chandra Bandyopadhyay said Smt. Annapurna Bandyopadhyay filed an application dated 08.12.1979 according to the

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instruction of the said Will before the Learned District Delegate at Baruipur vide Case No. 141 for the year 1977 and later on said Smt. Annapurna Bandyopadhyay took the Probate on 13.12.1979 on payment of necessary stamp duty and fees as the instruction of the Learned Court and the said Probate was granted by the Learned District Delegate, Baruipur,

AND WHEREAS thus thereafter said Sankar Bandyopadhyay became the absolute owner of the said property as described in the said Will duly granted by the said Learned District Delegate Baruipur and enjoyed the said property without any hindrances and interruptions from any body else.

AND WHEREAS said Sankar Bandyopadhyay died intestate on 18.01.1986 leaving behind his only legal heirs and successors, said Smt. Annapurna Bandyopadhyay as his wife and Smt. Sarbani Chatterjee, wife of Sri Dipak Chatterjee and Smt. Shukla Chakraborty, wife of Sri Dhurjjati Prasad Chakraborty as his married daughters and they have jointly inherited the total said property left by Sankar Bandyopadhyay as per Hindu Succession Act. 1956 each having undivided one third share of the total property and thereafter they recorded the total property in the record of Baruipur Municipality and have paid the necessary taxes to the Authority Concerned.

AND WHEREAS thereafter due to financial need by virtue of a registered Deed of Sale dated 02.05.1997 registered at Additional District Sub-Registrar Baruipur, South 24 Parganas and entered into Book No. 1, Volume No. 38, Page No. 37 to 46, Deed No. 2990, for the year 1997, said Smt. Annapurna Bandyopadhyay, Smt. Sarbani Chatterjee and Smt. Shukla Chakraborty sold transferred, conveyed, assigned and granted in favour of Indu Prava Das Majumder deceased mother of the **DONOR** and deceased mother – in-law of the **DONEE** herein, a demarcated plot of land measuring an area of 4 (Four) Cottahs 12 (Twelve) Chittaks 28 (Twenty eight) Sq.ft. Bastu land out of 31 (Thirty One)

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Sataks comprising in R.S. Dag No. 26, under R.S. Khatian no. 572 and the Bagan land area measuring 1 (One) Cottah 2(Two) Chittaks 4(Four) Sq.ft. out of total land area of 14 (Fourteen) Sataks comprising in R.S. Dag No. 27 under R.S. Khatian No. 63 totaling sold land area of 5 (Five) Cottahs 14 (Fourteen) Chittaks 32 (Thirty two) Sq.ft. together with an old pucca structure standing thereon measuring an area of 150 (One Hundred Fifty) Sq.ft. marked as Letter -A in the annexed plan of the said Deed of Sale as shown by RED border line by situated in Mouza-Subuddhipur, J.L. No. 32, R.S. No. 70, Touzi No. 268, P.S. Baruipur, District –South 24 Parganas, under Baruipur Municipality Ward No. 12 (previous Ward No. 1) and also described in the **SCHEDULE- A** herein below.

AND WHEREAS after purchase said Indu Prava Das Majumder recorded her said purchased property in the record of Baruipur Municipality known as Holding No. 27, Street Name -Kulpi Road, Ward No. 12.

AND WHEREAS in her life time said Indu Prava Das executed and registered a Deed of Settlement and Trust in respect of her total property as described in the **SCHEDULE-A** below known as **Holding No. 27, Street Name – Kulpi Road** and the said Deed of Settlement and Trust was registered on 02.11.1998, registered at Additional District Sub Registrar at Baruipur, District South 24 Parganas and entered into Book No. 1, Volume No. 87, Page No. 273 to 288, Deed No. 5491 for the year 1998 as per said Deed of Settlement and Trust it has been categorically mentioned that the Settler, Smt. Indu Prava Das Majumder since deceased should remain the absolute owner and sole Trustee in her life time in respect of her said property as described in the **SCHEDULE-A** below and after her death her property should be enjoyed by her husband Nil Krishna Das Majumder since deceased as Second Trustee and thereafter younger son namely Sri Prasanta Kumar Das since deceased should be the **Last Trustee**. After the death of all the Trustees i.e. Indu Prava Das Majumder, Nil

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Krishna Das Majumder and Prasanta Kumar Das Majumder the said Trust should end and thereafter the **Beneficiaries** namely her three sons i.e. of the sole Trustee namely **Sri Sanjoy Kumar Das Majumder, Sri Ajay Krishna Das Majumder and Durjoy Kumar Das Majumder** since deceased should be the absolute joint owners of the said total property known as Municipal Holding No. 27, Kulpi Road as described in the **SCHEDULE-A** below each having undivided one third share of the total property.

AND WHEREAS after the death of Indu Prava Das Majumder dated 08.08.2009 and Nil Krishna Das Majumder dated 03.10.2006 the last Trustee said Prasanta Kumar Das Majumder since deceased recorded his name as the Trustee in the record of Baruipur Municipality known as Holding No. 27, Street Name Kulpi Road in respect of the entire Trust property as mentioned in the **SCHEDULE-A** below measuring total land area of 5 (Five) Cottahs 14 (Fourteen) Chittacks 32 (Thirty two) Sq.ft. together with an old pucca structure measuring an area of 150 (One hundred fifty) Sq.ft.

AND WHEREAS said Prasanta Kumar Das Majumder since deceased had also recorded the said Trust property in the record of B.L. & L.R.O. comprising in L.R. Khatian No. 5141 appertaining to L.R. Dag Nos. 26 and 27 morefully described in the **SCHEDULE-A** below.

AND WHEREAS said sole Trustee Indu Prava Das Majumder died intestate on 08.08.2009 and said Nil Krishna Das Majumder previously died intestate on 03.10.2006 and said Last Trustee, Prasanta Kumar Das Majumder died intestate on 09.01.2023 and accordingly the aforesaid **Trust** has been ended on 09.01.2023 absolutely and accordingly, to the said Settlement and Trust Deed dated 02.11.1998, all the **Beneficiaries namely Sri Sanjoy Kumar Das Majumder, (DONOR herein) Sri Ajay krishna Das Majumder and Durjoy Kumar Das Majumder** since deceased

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become the absolute joint owners of the said property as described in the **SCHEDULE-A** below measuring land area of 5 (Five) Cottahs 14 (Fourteen) Chittacks 32 (Thirty two) Sq.ft. together with old pucca structure standing thereon and each of the said **Beneficiaries** having undivided one third share of the total property as described in the **SCHEDULE-A** below

AND WHEREAS said Durjoy Kumar Das Majumder died intestate on 15.07.2021 having behind his wife and two daughters namely **Smt. Rupa Das Mazumder, Smt. Satavisha Das Majumder and Smt. Deotama Das Majumder** respectively who have jointly inherited the undivided one third share of the **SCHEDULE-A** property in respect of said Durjoy Kumar Das Majumder as per Hindu Succession Act, 1956.

AND WHEREAS said **Sri Sanjoy Kumar Das Majumder**, the **DONOR** herein is the absolute owner of undivided one third share of the total property as described in the Schedule-A below and the DONOR'S undivided 1/3rd share of the land and undivided 1/3rd share of the total property i.e. measuring undivided land area of 1 (One) Cottah 15 (Fifteen) Chittaks 25.66 (Twenty five Point Six Six) Sq.ft. out of total land area of 5 (Five) Cottahs 14 (Fourteen) Chittaks 32 (Thirty two) Sq.ft. and together with undivided 1/3rd share of the existing pucca structure measuring an area of 50 (Fifty) Sq.ft. out of total structure area of 150 (One Hundred Fifty) Sq.ft. as described in the **SCHEDULE-B** below.

AND WHEREAS THE DONOR is the owner of the undivided land area of 1 (One) Cottah 15 (Fifteen) Chittaks 25.66 (Twenty five Point Six Six) Sq.ft. out of total land area of 5 (Five) Cottahs 14 (Fourteen) Chittacks 32 (Thirty two) Sq.ft. together with undivided one third share of an old pucca structure measuring an area of 50 (Fifty) Sq.ft. out of total pucca structure area of 150 (One hundred and Fifty) Sq.ft.

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presently known as part of the Baruipur Municipality **Holding No. 27, Street Name Kulpi Road**, within Ward No.12, P.S. Baruipur, District - South 24 Parganas and seized and possessed of and sufficiently entitled to all that land and structure situated in Mouza - Subuddipur, J.L. No.32, R.S. No.70, Touzi No.268, in R.S. and L.R. Dag No.26, under R.S. Khatian No.572 and in R.S. Dag and L.R. Dag No.27, under R.S. Khatian No. 63, L.R. Khatian No.5141 as described in the **SCHEDULE-A** below and the **DONOR** has the absolute Ownership right of the said undivided 1/3rd share of the total property as described in the **SCHEDULE-B** below.

AND WHEREAS the **DONOR** is the elder brother of the **Donee's husband** and **DONOR** has the natural love and affection to the **DONEE** herein and the **DONEE** has the admiration and regards to the **DONOR** herein.

AND WHEREAS the said **DONOR** is willing to bestow his undivided **½ share of his own share of property i.e. undivided 1/6th share of the total property** i.e. land area of 15 (Fifteen) Chittacks 35.33 (Thirty five point three three) Sq.ft. out of his undivided 1/3rd share of the property i.e. 1 (One) Cottah 15 (Fifteen) Chittaks 25.66 (Twenty five Point Six Six) Sq.ft. together with undivided ½ share of his own share of existing old structure measuring an area of 25 (Twenty five) Sq.ft. out of 50 (Fifty) Sq.ft. situated in Mouza - Subuddipur, J.L. No.32, R.S. No.70, Touzi No.268, in R.S. Dag Nos.26 and 27, under R.S. Khatian No.572 and 63, and L.R. Dag No.26 and 27, under , L.R. Khatian No.5141, known as Part of Baruipur Municipality **Holding No. 27, Street Name Kulpi Road** within Ward No.12, P.S. Baruipur, District - South 24 Parganas and the said donated share of the property is morefully described in the **SCHEDULE-C** below hereinafter

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referred to as the 'said property' and the **DONEE** herein has agreed to accept the said donated property as mentioned in the **SCHEDULE-C** below.

NOW THIS DEED WITNESSETH that in pursuance of the said intention and will and in consideration of natural love and admiration which the said **DONOR** has for his own younger brother's wife and out of his free Will, pleasures, and in full possession of his senses voluntarily and spontaneously do hereby give, donate, transfer and confirm unto the said **DONEE ALL THAT** piece and parcel of **undivided 1/6th share of the total property** land measuring an area of 15 (Fifteen) Chittacks 35.33 (Thirty five point three three) Sq.ft. out of total land area of 5 (Five) Cottahs 14 (Fourteen) Chittaks 32 (Thirty Two) Sq.ft. undivided 1/6th share of the total puca structure i.e. 25 (Twenty five) Sq.ft. out of total pucca structure area of 150 (One hundred and Fifty) Sq.ft. situated in Mouza - Subuddipur, J.L. No.32, R.S. No.70, Touzi No.268, in R.S. Dag No.26 and 27, under R.S. Khatian No.572 and 63, corresponding to L.R. Dag Nos. 26 and 27, under L.R. Khatian No.5141 known as part of **Baruipur Municipality Holding No. 27, Street Name Kulpi Road** within Ward No.12, P.S. Baruipur, District - South 24-Parganas hereinafter referred to as the 'said donated property' including all easement rights thereto as described in the **SCHEDULE-C** below and **DONEE** has accepted this property within these presents **AND TO HAVE AND TO HOLD** the aforesaid donated property as described in the **SCHEDULE-C** below hereby gifted, and transferred the said Property of the said **DONOR** forever in favour of the **DONEE** herein and the said **DONOR** herein do hereby covenant with the said notwithstanding any act, Deed, matter or thing by the said **DONOR** done executed or knowingly committed or suffered to the contrary the said **DONOR** has in

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himself good rightful Power and absolute authority to give, transfer and donate the aforesaid property and that the **DONEE** shall and may from this day and at all times hereafter peaceably and quietly enter upto **TO HAVE AND TO HOLD** occupy, possess, and enjoy the aforesaid donated property as described in the **SCHEDULE-C** below hereby transfer as absolute solanna ownership forever without any law trouble eviction interruption claim whatsoever from or by the said **DONOR** or by any person or persons or demand lawfully or equitably from under or in trust for him and further the said **DONOR SHALL AND WILL FROM** time to time and at all times hereafter upon the request of the said **DONEE** shall execute or perfect or cause to be done or executed or perfected all such further and other acts, deeds, rectification Deed, Declaration Deed and assurances for more effectually and satisfactorily and granting and confirming the said donated property as described in the **SCHEDULE-C** below to the terms inter and meaning of these presents as by the said **DONEE** shall be reasonably required and **FURTHER MORE** that **DONEE** herein has every right to make any kind of transfer the said donated property as mentioned in the **SCHEDULE-C** hereunder which is being transferred herein in favour of the **DONEE** by the **DONOR IT IS NOTED** that **the value of the donated property is Rs.8,00,000/- (Rupees Eight Lac) only** and after transfer of the **undivided 1/6th share of total land and together with the undivided 1/6th share of the total existing pucca structure** in favour of the **DONEE** herein, as described in the **SCHEDULE-C** below, the **DONEE** has right to record her name in the record of Baruipur Municipality and in the record of the concerned B.L. & L.R.O. The entire property is shown in the annexed plan by **Red Border line**. The **DONOR** herein has handed over the physical possession of

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the donated property to the **DONEE** and the **DONEE** has accepted the said property with pleasure.

SCHEDULE -'A' PROPERTYABOVE REFERRED TO
(DESCRIPTION OF THE TOTAL LAND AND STRUCTURE)

ALL THAT piece and parcel of the Bastu and Bagan land measuring an area of **5 (Five) Cottahs 14 (Fourteen) Chittacks 32 (Thirty two) Sq.ft.** together with an existing old puca structure measuring an area of 150 (One hundred and Fifty) Sq.ft. situated in Mouza - Subuddipur, J.L. No.32, R.S. No.70, Touzi No.268, in R.S. Dag and L.R. Dag No.26, under R.S. Khatian No.572 measuring Bastu land area of 4 (Four) Cottahs 12 (Twelve) Chittacks 28 (Twenty eight)Sq.ft. and in R.S. Dag No. and L.R. Dag No. 27, under R.S. Khatian No. 63 measuring Bagan land area of 1 (One) Cottah 2 (two) Chittacks 4 (Four) Sq.ft. totaling land area of **5 (Five) Cottahs 14 (Fourteen) Chittacks 32 (Thirty two) Sq.ft.** and the two Dags are situated adjacent to each other under L.R. Khatian No. 5141, within Barupur Municipality Ward No.12, Holding No. 27, Street Name Kulpi Road, P.S. Baruipur, District -South 24 Parganas and the entire property is shown in the annexed Plan by **'RED'** border line and the entire i.e. total property is butted and bounded by :

ON THE NORTH	:	Part of R.S. Dag No. 28 and 29 ;
ON THE SOUTH	:	Part of R.S. Dag No. 26 and 27 ;
ON THE EAST	:	Property of R.S. .Dag No. 24;
ON THE WEST	:	Kulpi Road.

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SCHEDULE -'B' PROPERTYABOVE REFERRED TO (DESCRIPTION OF THE UNDIVIDED 1/3RD SHARE OF THE TOTAL PROPERTY OWNED BY THE DONOR HEREIN)

ALL THAT piece and parcel of undivided 1/3rd share of Bastu and Bagan land measuring an area of **1 (One) Cottah 15 (Fifteen) Chittaks 25.66 (Twenty five Point Six Six) Sq.ft.** out of total land area of **5 (Five) Cottahs 14 (Fourteen) Chittacks 32 (Thirty two) Sq.ft.** and undivided 1/3rd share of the existing old pucca structure measuring an area of **50 (Fifty) Sq.ft. out of total structure area of 150 (One hundred and Fifty) Sq.ft.** situated in Mouza - Subuddipur, J.L. No.32, R.S. No.70, Touzi No.268, in R.S. Dag and L.R. Dag No.26, under R.S. Khatian No.572 measuring Bastu land area of 4 (Four) Cottahs 12 (Twelve) Chittacks 28 (Twenty eight)Sq.ft. and in R.S. Dag No. and L.R. Dag No. 27, under R.S. Khatian No. 63 measuring Bagan land area of 1 (One) Cottah 2 (two) Chittacks 4 (Four) Sq.ft. totaling land area of **5 (Five) Cottahs 14 (Fourteen) Chittacks 32 (Thirty two) Sq.ft.** and the two Dags are adjacent to each other **under L.R. Khatian No. 5141, within Barupur Municipality Ward No.12, Holding No. 27, Street Name Kulpi Road,** P.S. Barûipur, District -South 24 Parganas and the entire property is shown in the annexed Plan by **'RED'** border line and the entire property is butted and bounded by :

ON THE NORTH : Part of R.S. Dag No. 28 and 29 ;

ON THE SOUTH : Part of R.S. Dag No. 26 and 27 ;

ON THE EAST : Property of R.S. .Dag No. 24;

ON THE WEST : Kulpi Road. .

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SCHEDULE -'C' PROPERTY ABOVE REFERRED TO (DESCRIPTION OF THE DONATED UNDIVIDED 1/6TH PROPERTY OF THE TOTAL PROPERTY)

ALL THAT piece and parcel of the undivided 1/6th share of total Bastu and Bagan land measuring an area of **15 (Fifteen) Chittacks 35.33 (Thirty five point three three) Sq.ft.** of land comprising in L.R. Dag No. 26 measuring land area of 574.66 Sq.ft. and in L.R. Dag No.27 measuring land area of 135.67 Sq.ft. out of total land area of **5 (Five) Cottahs 14 (Fourteen) Chittacks 32 (Thirty two) Sq.ft.** and undivided 1/6th share of the existing total old pucca structure **measuring an area of 25 (Twenty five) Sq.ft. out of total structure measuring an area of 150 (One hundred and Fifty) Sq.ft.** situated in Mouza - Subuddipur, J.L. No.32, R.S. No.70, Touzi No.268, in R.S. Dag and L.R. Dag No.26, under R.S. Khatian No.572 measuring Bastu land area of **4 (Four) Cottahs 12 (Twelve) Chittacks 28 (Twenty eight) Sq.ft.** and in R.S. Dag No. and L.R. Dag No. 27, under R.S. Khatian No. 63 measuring Bagan land area of **1 (One) Cottah 2 (two) Chittacks 4 (Four) Sq.ft.** totaling land area of **5 (Five) Cottahs 14 (Fourteen) Chittacks 32 (Thirty two) Sq.ft.** and the two Dags are adjacent to each other under L.R. Khatian No. 5141, within Barupur Municipality Ward No.12, Holding No. 27, Street Name Kulpi Road, P.S. Baruipur, District -South 24 Parganas and the entire donated property is shown in the annexed Plan by **'RED'** border line and the entire property is butted and bounded by :

ON THE NORTH	:	Part of R.S. Dag No. 28 and 29 ;
ON THE SOUTH	:	Part of R.S. Dag No. 26 and 27 ;
ON THE EAST	:	Property of R.S. .Dag No. 24;
ON THE WEST	:	Kulpi Road.

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IN WITNESS WHEREOF the parties herein have and subscribed their hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
By the Parties at Kolkata in the
Presence of :

1. Mun Mun Das Mazumder
4 Sight Impression,
South Middle Parkabad,
Flat no - 5B. P.O- Garia
P.S - Sonarpur. Pin-84

Sanjoy Kumar Das Mazumder.

SIGNATURE OF THE DONOR

I the DONEE herein accepted the within mentioned donated property with great pleasure.

2. Tapish Mishra
Advocate
High Court, Calcutta

Lisi Das Mazumder

SIGNATURE OF THE DONEE

DRAFTED AND PREPARED BY :

Debes Kumar Misra

(DEBES KUMAR MISRA)
ADVOCATE [Enrolment No. F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-700086
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

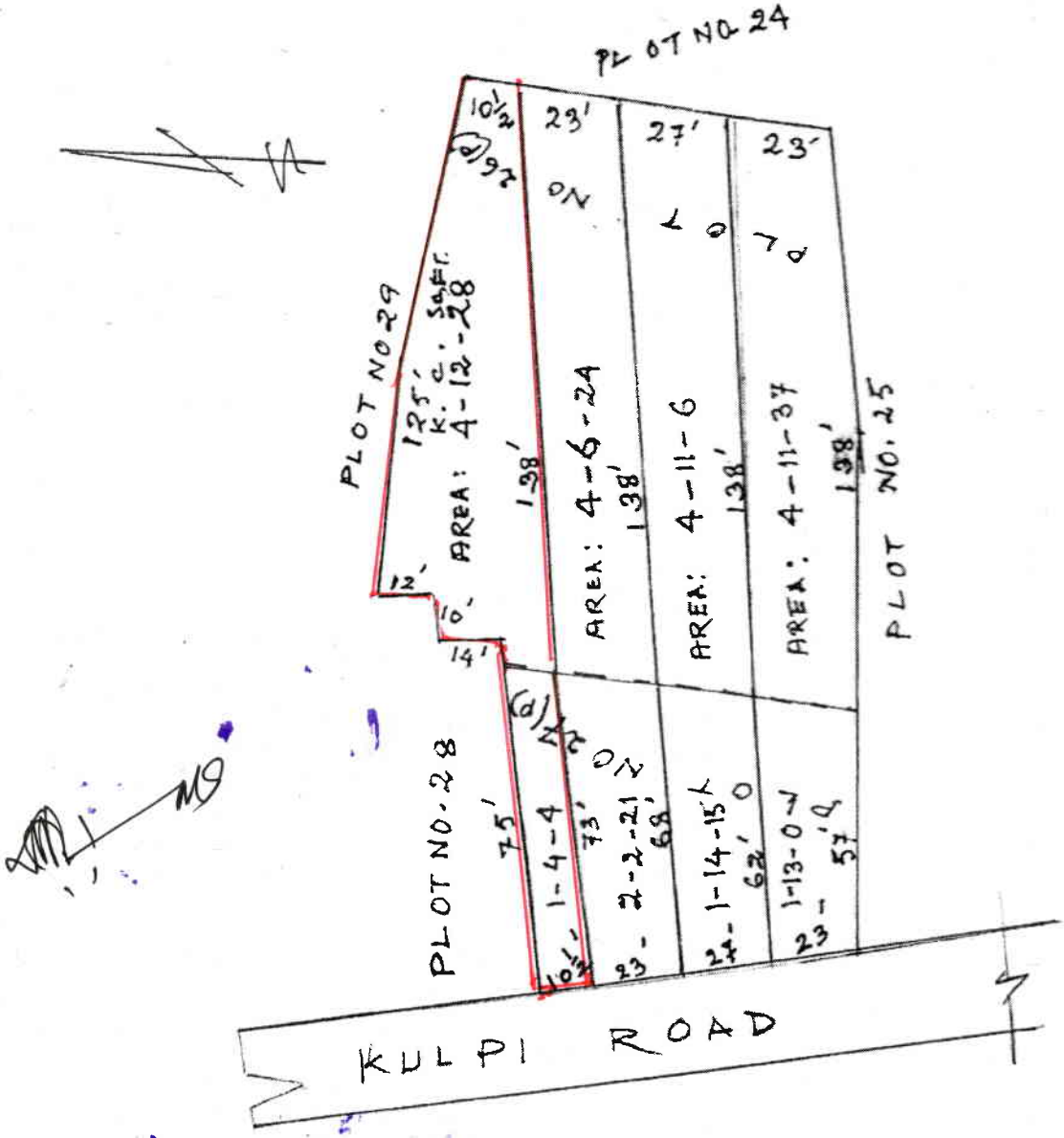
(Seal), Office of the Dist. Sub-Registrar IV
South 24-Parganas, Alipur, Kol-27

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 FEB 2023

SITE PLAN OF R.S. DAG & L.R. DAG NO. 26 AND 27 UNDER R.S. KHATIAN NO. 572 AND 63 L.R. KHATIAN NO. 5141 OF MOUZA – SUBUDDHIPUR, J.L. NO. 32, WITHIN BARUIPUR MUNICIPALITY, WARD NO. 12, P.S. BARUIPUR, DISTRICT- SOUTH 24 PARGANAS, HOLDING NO. 27, KULPI ROAD.

- **TOTAL LAND AREA OF TWO DAGS = 5 KH. 14 CH. 32 SQ.FT.**
- **DONATED UNDIVIDED 1/6TH SHARE OF THE TOTAL PROPERTY = 15 CH. 35.33 SQ.FT.**
- **TOTAL PUCCA STRUCTURE AREA = 150 SQ.FT.**
- **DONATED UNDIVIDED 1/6TH SHARE OF THE TOTAL STRUCTURE = 25 SQ.FT.**
- **ENTIRE PROPERTY IS SHOWN IN THE ANNEXED PLAN BY RED BORDER LINE.**



Sanjoy Kumar Das Mazumder.

Lisi Das Mazumder

(Seal) Office of the Dist. Sub-Registrar IV
South 24-Parganas, Alipur

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 FEB 2023

PHOTO

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....

Sanjoy Ku

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SANJOY KUMAR DAS MAJUMDER

Signature Sanjoy Kumar Das Majumder.

Lisi

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name LISI DAS MAJUMDER

Signature Lisi Das Majumder

PHOTO

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....

(Seal) Office of the Dist. Sub-Registrar IV
South 24-Parganas

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

7 D SEP 2022

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

19202223029900610 8

GRN Details

GRN:	192022230299006108	**Payment Mode:**	SBI Epay
GRN Date:	16/02/2023 18:10:18	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	9828498292035	**BRN Date:**	16/02/2023 18:10:55
Gateway Ref ID:	230473407786	**Method:**	HDFC Retail Bank NB
GRIPS Payment ID:	160220232029900609	**Payment Init. Date:**	16/02/2023 18:10:18
Payment Status:	Successful	**Payment Ref. No:**	2000328341/4/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr SOMESH MISHRA
Address:	HIGH COURT, CALCUTTA
Mobile:	9830806898
EMail:	advprabir.2008@rediffmail.com
Period From (dd/mm/yyyy):	16/02/2023
Period To (dd/mm/yyyy):	16/02/2023
Payment Ref ID:	2000328341/4/2023
Dept Ref ID/DRN:	2000328341/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000328341/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	38700
2	2000328341/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	9709
			Total	**48409**

IN WORDS: **FORTY EIGHT THOUSAND FOUR HUNDRED NINE ONLY.**

PAID

सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000328341/2023	Office where deed will be registered
Query Date	07/02/2023 1:18:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate	
Transaction		Additional Transaction
[0204] Gift, Gift in f/o others except family members, Government, Local Body		[4305] Declaration [No of Declaration : 2]
Set Forth value		Market Value
Rs. 3/-		Rs. 9,69,162/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 38,786/- (Article:33(ii))		Rs. 9,706/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Baruipur, Municipality: BARUIPUR, Road: Kulpi Road, Road Zone : (Ward no-8 -- Ward no-8) , Mouza: Subuddhipur, , Ward No: 12, Holding No:27 Jl No: 32, , Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land UseROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-26	RS-572	Bastu	Bastu	574.66 Sq Ft	1/-	7,70,404/-	Property is on Road
L2	RS-27	RS-63	Bagan	Bagan	135.67 Sq Ft	1/-	1,81,883/-	Property is on Road
		TOTAL :			**1.6278Dec**	**2 /-**	**9,52,287 /-**	
	Grand Total :				**1.6278Dec**	**2 /-**	**9,52,287 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	25 Sq Ft.	1/-	16,875/-	Structure Type: Structure
	Gr. Floor, Area of floor : 25 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**25 sq ft**	**1 /-**	**16,875 /-**	

Document verified
By - Mgm

Query No: 2000328341 of 2023, Printed On : Feb 20 2023 11:28AM, Generated from wbregistration.gov.in

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042000328341/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Sanjoy Kumar Das Majumder Block A, 113, 2nd Floor, Flat B, 923, Survey Park, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Donor			Sanjoy Kumar Das Majumder 20/02/2023

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt Lisi Das Majumdar Gadiapara Road, City:- , P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Donee			Lisi Das Majumdar 20.2.23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mrs Mun Mun Das Majumdar Daughter of Mr Ajay Krishna Das Majumder 4, Sight Impression, South Middle Fartabad, Flat No: FL-5B, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:-	Shri Sanjoy Kumar Das Majumder, Smt Lisi Das Majumdar			Mun Mun Das Majumdar 20.2.23

Query No:-16042000328341/2023, 20/02/2023 02:20:08 PM SOUTH 24-PARGANAS (D.S.R. - IV)

(Anupam Halder)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Donor Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Sanjoy Kumar Das Majumder Son of Late Nilkrishna Das Majumder,Block A, 113, 2nd Floor, Flat B, 923, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. acxxxxxx3g, Aadhaar No.: 68xxxxxxxx8033,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Donee Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt Lisi Das Majumdar Wife of Shri Ajay Krishna Das Majumder,Gadiapara Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ahxxxxxx7G, Aadhaar No.: 36xxxxxxxx4948,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mrs Mun Mun Das Majumdar Daughter of Mr Ajay Krishna Das Majumder 4, Sight Impression, South Middle Fartabad, Flat No: FL-5B, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Shri Sanjoy Kumar Das Majumder, Smt Lisi Das Majumdar

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	Shri Sanjoy Kumar Das Majumder	Smt Lisi Das Majumdar		1.31693 Dec	7,70,404/-
L2	Shri Sanjoy Kumar Das Majumder	Smt Lisi Das Majumdar		0.310911 Dec	1,81,883/-

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	Shri Sanjoy Kumar Das Majumder	Smt Lisi Das Majumdar		25 Sq Ft	16,875/-

Major Information of the Deed

Deed No :	**I-1604-02115/2023**	**Date of Registration**	**23/02/2023**
Query No / Year	**1604-2000328341/2023**	**Office where deed is registered**	
Query Date	**07/02/2023 1:18:22 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, 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. 3/-		Rs. 9,69,162/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 38,800/- (Article:33(ii))		Rs. 9,738/- (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:- Baruipur, Municipality: BARUIPUR, Road: Kulpi Road, Road Zone : (Ward no-8 -- Ward no-8) , Mouza: Subuddhipur, , Ward No: 12, Holding No:27 Jl No: 32, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-26	RS-572	Bastu	Bastu	574.66 Sq Ft	1/-	7,70,404/-	Property is on Road
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		TOTAL :			**1.6278Dec**	**2 /-**	**9,52,287 /-**	
	Grand Total :				**1.6278Dec**	**2 /-**	**9,52,287 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	25 Sq Ft.	1/-	16,875/-	Structure Type: Structure
	Gr. Floor, Area of floor : 25 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**25 sq ft**	**1 /-**	**16,875 /-**	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri Sanjoy Kumar Das Majumder (Presentant)** Son of Late Nilkrishna Das Majumder Block A, 113, 2nd Floor, Flat B, 923, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx3g, Aadhaar No: 68xxxxxxxx8033, Status :Individual, Executed by: Self, Date of Execution: 20/02/2023 , Admitted by: Self, Date of Admission: 20/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2023 , Admitted by: Self, Date of Admission: 20/02/2023 ,Place : Pvt. Residence

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Smt Lisi Das Majumdar** Wife of Shri Ajay Krishna Das Majumder Gadiapara Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ahxxxxxx7G, Aadhaar No: 36xxxxxxxx4948, Status :Individual, Executed by: Self, Date of Execution: 20/02/2023 , Admitted by: Self, Date of Admission: 20/02/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Mun Mun Das Majumdar Daughter of Mr Ajay Krishna Das Majumder 4, Sight Impression, South Middle Fartabad, Flat No: FL-5B, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
Identifier Of Shri Sanjoy Kumar Das Majumder, Smt Lisi Das Majumdar			

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	Shri Sanjoy Kumar Das Majumder	Smt Lisi Das Majumdar		1.31693 Dec	7,70,404/-
L2	Shri Sanjoy Kumar Das Majumder	Smt Lisi Das Majumdar		0.310911 Dec	1,81,883/-

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	Shri Sanjoy Kumar Das Majumder	Smt Lisi Das Majumdar		25 Sq Ft	16,875/-

On 20-02-2023

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

Presented for registration at 18:20 hrs on 20-02-2023, at the Private residence by Shri Sanjoy Kumar Das Majumder ,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 9,69,162/-. Other amount Rs 9,69,162/-

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

Execution is admitted on 20/02/2023 by 1. Shri Sanjoy Kumar Das Majumder, Son of Late Nilkrishna Das Majumder, Block A, 113, 2nd Floor, Flat B, 923, Survey Park, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Smt Lisi Das Majumdar, Wife of Shri Ajay Krishna Das Majumder, Gadiapara Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife

Indetified by Mrs Mun Mun Das Majumdar, , , Daughter of Mr Ajay Krishna Das Majumder, 4, Sight Impression, South Middle Fartabad, Flat No: FL-5B, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession House wife

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 21-02-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,738.00/- (A(1) = Rs 9,692.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 9,709/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/02/2023 6:10PM with Govt. Ref. No: 192022230299006108 on 16-02-2023, Amount Rs: 9,709/-, Bank: SBI EPay (SBIePay), Ref. No. 9828498292035 on 16-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 38,786/- and Stamp Duty paid by by online = Rs 38,700/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/02/2023 6:10PM with Govt. Ref. No: 192022230299006108 on 16-02-2023, Amount Rs: 38,700/-, Bank: SBI EPay (SBIePay), Ref. No. 9828498292035 on 16-02-2023, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 23-02-2023

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 9,738.00/- (A(1) = Rs 9,692.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 29.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 38,786/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 62741, Amount: Rs.100.00/-, Date of Purchase: 30/01/2023, Vendor name: SMRITI BIKASH DAS

Anupam Halder

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 63347 to 63375

being No 160402115 for the year 2023.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2023.02.27 10:54:27 -08:00
Reason: Digital Signing of Deed.

(Anupam Halder) 2023/02/27 10:54:27 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)