

5744/25

D-5900/25

F-05575/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 277779

21/3/25
Q. 2/806821/25

Certified that the document is valid for registration. The signature sheets at the embossed part shall remain with the document and the rest of this document.

District Sub-Registrar-III
Alipore, South 24-pargana

28/03/25

DEED OF GIFT

THIS DEED OF GIFT made on this the **21st** day of
March Two Thousand and Twenty Five (2025).

BETWEEN

No. **9632** Rs. 100/- Date.....

17 MAR 2025

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBANKAR DAS
STATE VENDOR
Alipore Police Court, Kol-27

B. C. LAHIRI
Advocate
ALIPORE POLICE COURT
KOL-27



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
21 MAR 2025

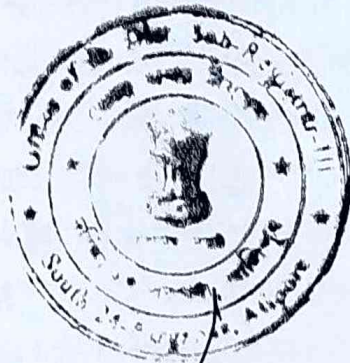
Rajesh Kumar
S/o Suresh Chandra Kumar
Alipore Police Court

SMT PROTIMA DAS (PAN NO. AXSPD4994K, AADHAAR NO. 6908 1875 3779), Wife of Anil Kumar Das, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at **60, H.L. Sarkar Road, Simanta Bag, P.O & P.S- Banskroni, Kolkata- 700070, District South 24 Parganas**, 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 her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

SMT RUMKI SARDAR @ SARADAR (PAN NO. GHGPS6893Q) (Adhaar No. 6288 9773 3907), Wife of Sri Kanai Sardar, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at **South Park, H.L. Sarkar Road, P.O & P.S- Banskroni, Kolkata- 700070**, 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 her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS by virtue of a partition deed on **23/06/1975** which was registered in the office of **Sub-Registrar** at Alipore and recorded in **Book No. I, Volume No. 89, Pages from 270 To 276, Being No. 3175, for the year 1975** the Donor herein **PROTIMA DAS** purchased **ALL THAT** Bastu land measuring **3 Cottahs 7 sq.ft** more or less comprised in **Mouza- Banskroni, J.L - 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, Under KMC Ward no. 112, P.S- Previously Regent park now Banskroni, Kolkata- 700070** morefully described **First schedule** hereunder written and thereafter the Donor herein mutated her name in the



DISTRICT SUB REGISTRAR-II
SOUTH ZONE, ALIPORE
21 MAR 2025

Books of The Kolkata Municipal Corporation being **Premises No. 60, H.L. Sarkar Road, P.S- Banskroni, Kolkata- 700070, Assessee No. 311121000603** also constructed residential unit upon the said land and she has in peaceful possession, occupation, enjoyment over the said property and said property is free from all encumbrances. ✓

AND WHEREAS Donee is friend, philosopher and well-wisher of the Donor. The Donor has much love and affection upon the Donee who used to look after, maintain the Donor and the Donor has sufficient faith and love affection upon with the Donee.

AND WHEREAS the Donor has much love and affection upon the Donee and for the good activities of the donee decided to gift **ALL THAT** undivided Bastu land measuring **4 Chittak more or less** out of total Bastu land measuring **3 Cottahs 7 sq.ft** more or less comprised in **Mouza- Banskroni, J.L - 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, Under KMC Ward no. 112, P.S- Previously Regent park now Banskroni, Premises No. 60, H.L. Sarkar Road, Kolkata- 700070, Assessee No. 311121000603** and said gifted land is morefully described in **Second Schedule** hereunder written to an unto an in favour of the Donee herein and the Donee has agreed to accept the said Gift and has given her consent in this matter to the Donor. ✓

NOW THIS DEED OF GIFT WITNESSETH that in consideration of natural love and affection, which the Donor herein-named had and still have for the Donee, the Donor herein named does hereby and hereunder renounce all her estate, right, title, interest and possession in respect of the property mentioned under the Second Schedule hereunder written and the entire first schedule mentioned property



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
21 MAR 2025

written under has been marked with Red border in the Plan annexed herewith and the property under this Gift is **ALL THAT** undivided Bastu land measuring **4 Chittak** more or less out of total Bastu land measuring **3 Cottahs 7 sq.ft** more or less comprised in **Mouza-Bansdroni, J.L - 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, Premises No. 60, H.L. Sarkar Road, Kolkata- 700070, Assessee No. 311121000603**, as the property under the gift grant, convey, transfer, give and assure unto and to the joint, absolute and exclusive use and enjoyment of the Donee, freely and voluntarily, the property mentioned and described in the Second Schedule hereunder written and hereinafter referred to as the said property, delivered the possession of the same unto and in favour of the Donee herein-named truly and absolutely and TO HAVE AND TO HOLD the same for use and enjoyment in respect of her own, which has bestowed under this Deed and to enjoy the other necessary and easement rights and liberties attached with the property, under the Gift absolutely, unconditionally and forever and nobody will be stand eligible to raise any question and/or objection in respect of the Gift under the instant Deed and if anybody at any time before any Forum raise any question and/or objection that should be considered as null and void.

After this deed of gift the Donee will enjoy, look after, maintain the second schedule mentioned property absolutely, unconditionally and forever and nobody will be stand eligible to raise any question and/or objection in respect of the Gift under the instant Deed and if anybody at any time before any Forum raise any question and/or objection that should be considered as null and void.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S., ALIPURE
21 MAR 2025

The Donee after this Deed of Gift she can sale, transfer, mortgage, gift or any kind of transfer of the second schedule mentioned property.

Any other heirs raised any objection to file any case or cases then it will be cancelled or Namanzoor.

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

The Donor peacefully and with cool brain and mind made this Deed of Gift in favour of the Donee.

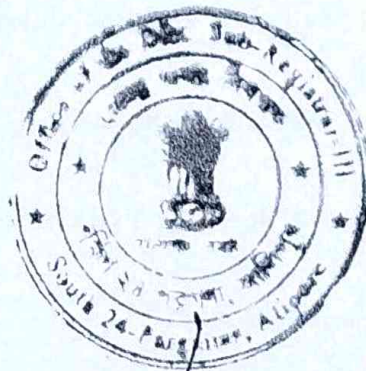
The Donor is made this Deed of Gift in presence of the local witnesses and sign in their presence.

The Donor further declares that after this Deed of Gift and Donee will be the absolute owner of the Second schedule mentioned property.

The Donor further declare that the First schedule mentioned property has not been previously sold, leased, gifted or any other way transferred and there is no charges, lien or lispences and there is no case or suit or proceeding case against the second schedule mentioned property before any court of law.

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

And that the Donee herein accepts this gift of the said property mentioned in Second Schedule hereunder made as testified by her being a part hereto and executing these presents.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
21 MAR 2025

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(ENTIRE LAND)

ALL THAT Bastu land measuring **3 Cottahs 7 sq.ft** more or less with **600** sq.ft RTS structure standing thereon with cemented floor comprised in **Mouza- Bansdroni, J.L - 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, Premises No. 60, H.L. Sarkar Road, Kolkata- 700070, Assessee No. 311121000603**, being butted and bounded by:

ON THE NORTH: Land of Dag no. 1327 (Scheme plot no. 3)

ON THE SOUTH: Land of Dag no. 1327 (Scheme plot no. 5)

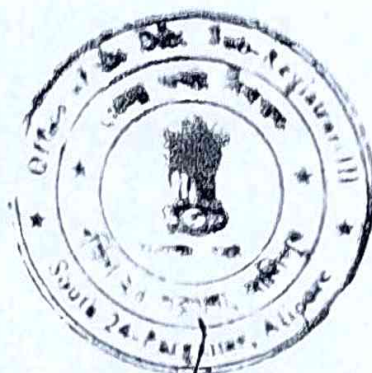
ON THE EAST : Land of Dag no. 1327

ON THE WEST : 20ft Road

THE SECOND SCHEDULE ABOVE REFERRED TO

(GIFTED LAND)

ALL THAT undivided Bastu land measuring **4 Chittak** more or less with undivided **50** sq.ft RTS structure with cemented floor out of total Bastu land measuring **3 Cottahs 7 sq.ft** more or less with **600** sq.ft RTS structure standing thereon with cemented floor comprised in **Mouza- Bansdroni, J.L - 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, Premises No. 60, H.L. Sarkar Road, Kolkata- 700070, Assessee No. 311121000603** with



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
21 MAR 2025

all easement right and other privileges for free and quite enjoyment of the property along with all easement rights and benefit being butted and bounded by:

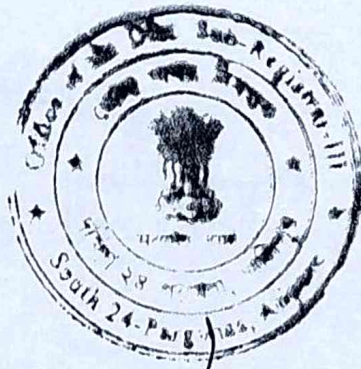
ON THE NORTH: Land of Dag no. 1327 (Scheme plot no. 3)

ON THE SOUTH: Land of Dag no. 1327 (Scheme plot no. 5)

ON THE EAST : Land of Dag no. 1327

ON THE WEST : 20ft Road





DISTRICT SUB-REGISTRAR-III
SOUTH 21 P.O.S. ALIPORE
21 MAR 2025

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective signature and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of : -

WITNESSES : -

1. Parvej Ali Gazi
Alipore Police Court
Kolkata-27.

2. Satyajit Chowdhury
107, A, New Jalpaiguri
Kolkata-95

protima Das
SIGNATURE OF DONOR

I gladly accept this Gift

Rumfi Saeed
SIGNATURE OF DONEE

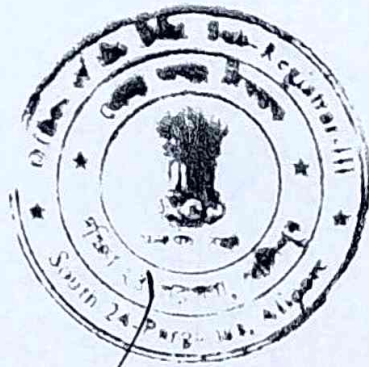
DRAFTED BY ME

Rajesh Kumar

ADVOCATE

WB-294/09

*Alipore Police
Court, Kolkata-27*



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

21 MAR 2025



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE. *pralima das*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE. *Rummi Sarda*

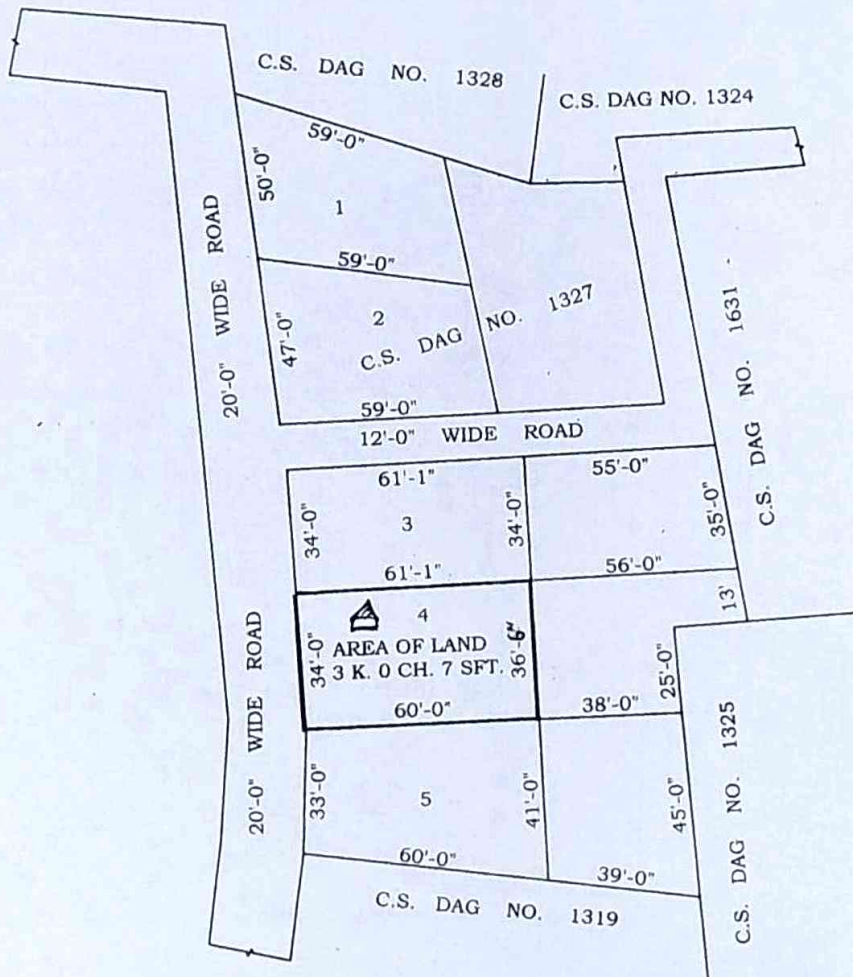
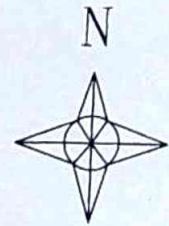


DISTRICT SUB-REGISTRAR-III
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21 MAR 2025

SITE PLAN of ALL THAT Bastu land measuring **3 Cottahs 7 sq.ft** more or less with **600 sq.ft** RTS structure standing thereon with cemented floor comprised in **Mouza- Bansdroni, J.L - 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, Premises No. 60, H.L. Sarkar Road, Kolkata- 700070, Assessee No. 311121000603.**

Gifted area undivided Bastu land measuring **4 Chittak more or less** with undivided **500 sq.ft** RTS structure with cemented floor.



pralima das
Signature of Donor

Rumki Sarda
Signature of Donee

TRADE BY
SAYED SARDAR
Regn. 1146/23-2



DISTRICT SUB-REGISTRAR, III
SOUTH 24 PARGANAS, ALIPORE
21 MAR 2025

Major Information of the Deed

Deed No :	I-1603-05900/2025	Date of Registration	28/03/2025
Query No / Year	1603-2000806821/2025	Office where deed is registered	
Query Date	20/03/2025 10:11:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Rajesh Laskar Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN : 700027, Mobile No. : 8910845995, Status : Advocate		
Transaction	Additional Transaction		
[0204] Gift, Gift in f/o others except family members, Government, Local Body	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 3,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 19,850/- (Article:33(ii))	Rs. 3,346/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



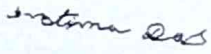
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: H. L. Sarkar Road, , Premises No: 60, , Ward No: 112 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Chatak	70,000/-	3,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :				.4125Dec	70,000 /-	3,00,000 /-	



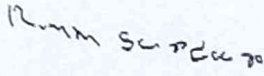
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		50 sq ft	30,000 /-	30,000 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs PROTIMA DAS Wife of Mr Anil Kumar Das Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Photo  21/03/2025	Finger Print  Captured LTI 21/03/2025	Signature  21/03/2025
60, H.L. Sarkar Road, Simanta Bag,, City:- Not Specified, P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.:: AXxxxxxx4K, Aadhaar No: 69xxxxxxxx3779, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs RUMKI SARDAR, (Alias: Mrs RUMKI SARADAR) (Presentant) Wife of Mr Kanai Sardar Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Photo  21/03/2025	Finger Print  Captured LTI 21/03/2025	Signature  21/03/2025
Wife of Mr Kanai Sardar South Park, H.L. Sarkar Road,, City:- Not Specified, P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.:: GHxxxxxx3Q, Aadhaar No: 62xxxxxxxx3907, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH LASKAR Son of Mr NURUDDIN LASKAR ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 21/03/2025	 Captured 21/03/2025	 21/03/2025
Identifier Of Mrs PROTIMA DAS, Mrs RUMKI SARDAR			

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Mar Value (In Rs)
L1	Mrs PROTIMA DAS	Mrs RUMKI SARDAR		0.4125 Dec	3,00,000/-

Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Mar Value (In Rs)
S1	Mrs PROTIMA DAS	Mrs RUMKI SARDAR		50 Sq Ft	30,000/-

Endorsement For Deed Number : I - 160305900 / 2025

On 21-03-2025

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

Presented for registration at 14:46 hrs on 21-03-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs RUMKI SARDAR Alias Mrs RUMKI SARADAR, Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,30,000/-. Other amount Rs 3,30,000/-

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

Execution is admitted on 21/03/2025 by 1. Mrs PROTIMA DAS, Wife of Mr Anil Kumar Das, 60, H.L. Sarkar Road, Simanta Bag,, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Mrs RUMKI SARDAR, Alias Mrs RUMKI SARADAR, Wife of Mr Kanai Sardar, South Park, H.L. Sarkar Road,, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,346.00/- (A(1) = Rs 3,300.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,300/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2025 2:01PM with Govt. Ref. No: 192024250455717448 on 21-03-2025, Amount Rs: 3,300/-, Bank: SBI EPay (SBLePay), Ref. No. 0318986042633 on 21-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,820/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,750/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9632, Amount: Rs.100.00/-, Date of Purchase: 11/03/2025, Vendor name: S DAS Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2025 2:01PM with Govt. Ref. No: 192024250455717448 on 21-03-2025, Amount Rs: 19,750/-, Bank: SBI EPay (SBLePay), Ref. No. 0318986042633 on 21-03-2025, Head of Account 0030-02-103-003-02

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 28-03-2025

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (ii) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,346.00/- (A(1) = Rs 3,300.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2025 11:08AM with Govt. Ref. No: 192024250464812568 on 28-03-2025, Amount Rs: 14/-, Bank: SBI EPay (SBLePay), Ref. No. 7577138923835 on 28-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,820/- and Stamp Duty paid by by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2025 11:08AM with Govt. Ref. No: 192024250464812568 on 28-03-2025, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 7577138923835 on 28-03-2025, Head of Account



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2025, Page from 143516 to 143532
being No 160305900 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.03.28 12:04:50 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28/03/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.