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I-17586/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

District Sub-Register-II  
Alipore, South 24-Parganas  
19 4 DEC 2023

DEED OF GIFT

THIS DEED OF GIFT is made this the 14<sup>th</sup> day of December,  
Two Thousand Twenty Three (2023) B E T W E E N

Taruor Sutra char

**SMT. KANIKA SUTRADHAR**, having PAN: FEMPS9454B, Aadhaar No.6962 2008 8464, wife of Sri Tarun Sutradhar, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at 128, Satabdi Park, Nayabad, Block - F, Post Office - Makundapur, Police Station - Purba Jadavpur, Kolkata - 700099, District: South 24-Parganas, West Bengal, India, 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, successors, legal representatives and assigns) of the **ONE PART**.

**A N D**

**SRI TARUN SUTRADHAR**, having PAN: CGBPS3574E, Aadhaar No.6728 3166 4296, son of Late Sristidhar Sutradhar, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 128, Satabdi Park, Nayabad, Block - F, Post Office - Makundapur, Police Station - Purba Jadavpur, Kolkata - 700099, District: South 24-Parganas, West Bengal, India, 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 heirs, executors, administrators, successors, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** by a Deed of Conveyance dated 5<sup>th</sup> July, 2019 which was duly registered in the office of D.S.R. - V, Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1630-2019, Pages from 59946 to 59979, Being No.163001551 for the year 2019, One Smt. Kanika Sutradhar, the Donor herein purchased a plot of land measuring more or less 1 (one) Cottah 3 (three) Chittaks 3 (three) Square Feet being Scheme Plot No.3A/1, lying and situate at Mouza Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprised in R.S. Dag No.151, appertaining to R.S. Khatian No.98, now within the limits of the Kolkata Municipal Corporation, Ward No.109 under Police Station Purba Jadavpur, A.D.S.R. Office Sealdah, District: South 24-Parganas from the then lawful Owner namely Sri Jhantu Sarkar alias Babu

*Tarun Sutradhar*



Sarkar, son of Late Anil Sarakr of 6C/17, Mukundapur, P.S. Purba Jadavpur, Calcutta - 700099 for the valuable consideration mentioned therein.

**AND WHEREAS** after such purchase, the said Smt. Kanika Sutradhar, the Donor herein got her name mutated in B.L. and L.R.O. in respect of the said land in L.R. Khatian No.2624 against R.S. Khatian No.98 of R.S. & L.R. Dag No.151 of the said Mouza Nayabad.

**AND WHEREAS** thereafter, the said Smt. Kanika Sutradhar, the Donor herein has mutated her name in the records of the Kolkata Municipal Corporation under Ward No.109, being Premises No.4037, Nayabad, Kolkata - 700099, vide Assessee No.31-109-08-4286-2 and thus enjoying the same by erecting a R.T. Structure in the said premises and paid the usual rents and taxes thereto.

**AND WHEREAS** the Donee is the husband of Donor herein as such the Donor too is obedient, loyal and pays respect and reverence towards her husband the Donee herein and the Donee bears natural love and affection towards his wife the Donor herein and to entire satisfaction of the Donor.

**AND WHEREAS** the Donor is desirous of making a free and unconditional gift of undivided land measuring an area 90 Square Feet equivalent to 2 Chittaks (more or less) out of total land measuring 1 (one) Cottah 3 (three) Chittaks 3 (three) Square Feet approx together with undivided constructed area measuring about 50 Square Feet out of 350 Square Feet R.T. Shed structure standing thereon, lying and situate at Premises No.4037, Nayabad, Kolkata - 700099, within the limits of the Kolkata Municipal Corporation, Ward No.109, District: South 24-Parganas, more fully described in the Schedule hereunder written unto and in favour of his wife the Donee herein absolutely forever and free from all encumbrances.

**AND WHEREAS** the value of the property hereby transferred as a gift is assessed for stamp duty at Rs.1,00,000/- (Rupees One Lakh) only.

*Torun Sutradhar*

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said desire and in Consideration of natural love and affection the Donor do hereby grant, transfer, convey, bestow, assure and assign by way of gift unto the Donee **ALL THAT** piece and parcel of undivided and un-demarcated land measuring 90 Square Feet equivalent to 2 Chittaks (more or less) out of total land measuring 1 (one) Cottah 3 (three) Chittaks 3 (three) Square Feet approx together with undivided constructed area measuring about 50 Square Feet out of 350 Square Feet R.T. Shed structure standing thereon, lying and situate at Premises No.4037, Nayabad, Kolkata - 700099, within the limits of the Kolkata Municipal Corporation, Ward No.109, District: South 24-Parganas, more fully described in the Schedule hereunder written **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches, hedges, water, water-courses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong to be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof.

**AND THE DONOR DOTH HEREBY COVENANT WITH THE DONEE** as follows:-

That Notwithstanding any act, thing, deed, matters whatsoever made done executed or knowingly suffered to the contrary the Donor now has good right, full power, absolute authority and indefeasible title to grant, transfer and convey the said land gifted or expressed so to be unto and to the use of the Donee in manner aforesaid.

**A N D** the Donee shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property or every part thereof and pay the rents and taxes to the Appropriate Authorities upon getting his name mutated in the office of concern B.L & L.R.O. as well as the Kolkata Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or

Tarun Sutar Dhar



persons lawfully or equitably claiming from or under or in trust for the Donor or any of her predecessors-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Donee indemnified from or against all charges, encumbrances made or suffered by the Donor or any of her predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid.

The Donee herein his heirs, executor, administrator, successor, legal representatives and assigns shall be allowed and/or permitted to use perpetuity the common passage as shown in the plan annexed hereto with right to take electric, tap water, gas, telephone etc. connections through over and under the said common passage with all easement rights thereto.

The Donor also declare that the property hereby gifted have not been previously leased, mortgaged, sold, gifted nor in any way transferred and there is no charge, lines, lispendens or any attachments whatsoever. There is no Case, Suit or Proceeding pending against the said land before any Court of Law. The Donor gifted the said property while having Khas possession and delivered possession of the said property to the Donee.

IF any error or omission is transpired in this Deed in future the Donor shall at the costs and request of the Donee execute and register any Supplementary Deed or Deed of Rectification/ Declaration in favour of the Donee.

#### THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of undivided land measuring an area 90 Square Feet equivalent to 2 Chittaks (more or less) out of total land measuring 1 (one) Cottah 3 (three) Chittaks 3 (three) Square Feet approx together with undivided constructed area measuring about 50 Square Feet out of 350 Square Feet R.T. Shed structure standing thereon, lying and situate at Mouza Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprised in R.S. & L.R. Dag No.151, appertaining to R.S. Khatian No.98, corresponding to L.R. Khatian No.2624, now within the limits of the Kolkata Municipal Corporation, Ward No.109, being Municipal Premises No.4037, Nayabad, Police Station - Purba Jadavpur, Kolkata - 700099, vide Assessee

Touzi Sutra dhar

No.31-109-08-4286-2, A.D.S.R. Office Sealdah, District: South 24-Parganas together with right to take Electric, Tap water, Telephone etc., connections through, over and under the common passage adjacent to the said Plot of land together with all easement rights and appurtenance thereto and the entire land is delineated in the Map or Plan annexed hereto and depicted by RED border lines, being butted and bounded as follows:-

ON THE NORTH : Premises No.4033, Nayabad.  
ON THE SOUTH : Part of R.S. & L.R. Dag No.153.  
ON THE EAST : Part of R.S. & L.R. Dag No.151.  
ON THE WEST : 12' feet wide Common Passage.

IN WITNESSES WHEREOF the Donor has hereunto set and subscribed his hand on the day, month and year first above written.

IN THE PRESENCE OF:-

1. Dipu K. Mallick  
vill - Sonapur  
P.O. + P.S. - Noddu Bari  
in P.S. 61

2. Janu Ray  
290, Nayabad  
K01-99

Kamika Sutra dhar  
Signature of the Donor

This Gift is heartily  
accepted by me:

Taru Sutra dhar  
Signature of the Donee

Drafted by me:-

Ranjit Beera  
Reg. No:- WB-462/82  
Advocate

Alipore Police Court, Kolkata - 27.  
Printed by me.

Ranjit Beera  
Alipore Police Court, Kolkata - 27.

Page  
No.

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .....

Signature ..*Kamika Sutradhar*.....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .....

Signature ..*Tarun Sutradhar*.....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

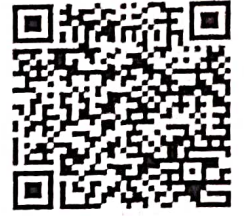
Signature .....

*Tarun Sutradhar*





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



192023240316896238

GRN Details

GRN: 192023240316896238 Payment Mode: SBI Epay  
GRN Date: 14/12/2023 13:16:35 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 6643626053937 BRN Date: 14/12/2023 13:17:07  
Gateway Ref ID: CHO4853135 Method: State Bank of India NB  
GRIPS Payment ID: 141220232031689622 Payment Init. Date: 14/12/2023 13:16:35  
Payment Status: Successful Payment Ref. No: 2003058713/4/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Surenjit Naskar  
Address: Alipore  
Mobile: 9830290427  
Period From (dd/mm/yyyy): 14/12/2023  
Period To (dd/mm/yyyy): 14/12/2023  
Payment Ref ID: 2003058713/4/2023  
Dept Ref ID/DRN: 2003058713/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	200305871 3/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	1064
2	200305871 3/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	32
Total				1096

IN WORDS: ONE THOUSAND NINETY SIX ONLY.

Taxer Surenjit Naskar





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



121220232031525014

GRIPS Payment Detail

GRIPS Payment ID: 121220232031525014 Payment Init. Date: 12/12/2023 15:30:54  
Total Amount: 2302 No of GRN: 1  
Bank/Gateway: SBI EPay Payment Mode: SBI Epay  
BRN: 7585149485823 BRN Date: 12/12/2023 15:31:46  
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mrs KANIKA SUTRADHAR  
Mobile: 9830290427

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240315250158	Directorate of Registration & Stamp Revenue	2302
Total			2302

IN WORDS: TWO THOUSAND THREE HUNDRED TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Tarun Sutradhar



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



192023240315250158

GRN Details

GRN: 192023240315250158 Payment Mode: SBI Epay  
GRN Date: 12/12/2023 15:30:54 Bank/Gateway: SBIPay Payment Gateway  
BRN : 7585149485823 BRN Date: 12/12/2023 15:31:46  
Gateway Ref ID: 202334637645662 Method: State Bank of India New PG CC  
GRIPS Payment ID: 121220232031525014 Payment Init. Date: 12/12/2023 15:30:54  
Payment Status: Successful Payment Ref. No: 2003058713/1/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mrs KANIKA SUTRADHAR  
Address: 128, NAYABAD, SATABDI PARK, MUKUNDAPUR, KOLKATA - 700099  
Mobile: 9830290427  
Period From (dd/mm/yyyy): 12/12/2023  
Period To (dd/mm/yyyy): 12/12/2023  
Payment Ref ID: 2003058713/1/2023  
Dept Ref ID/DRN: 2003058713/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003058713/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	2302
Total				2302

IN WORDS: TWO THOUSAND THREE HUNDRED TWO ONLY.

*razu sutralhar*



### Major Information of the Deed

Deed No :	I-1602-17586/2023	Date of Registration	14/12/2023
Query No / Year	1602-2003058713/2023	Office where deed is registered	
Query Date	12/12/2023 3:04:50 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SURENJIT NASKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830290427, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 2,28,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,164/- (Article:33(i))	Rs. 2,334/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 4037, , Ward No: 109 Pin Code : 700099



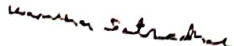
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		85,000/-	2,13,750/-	Width of Approach Road: 12 Ft,
Grand Total :				.2063Dec	85,000 /-	2,13,750 /-	

### Structure Details :



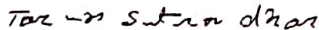
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	15,000/-	15,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		50 sq ft	15,000 /-	15,000 /-	

*Tarun Sutar Dhar*




**Donor Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt KANIKA SUTRADHAR (Presentant)</b> Wife of Shri Tarun Sutradhar Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
	14/12/2023		LTI 14/12/2023	14/12/2023
Satabdi Park, Block/Sector: F, 128, Nayabad, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: fexxxxxx4b, Aadhaar No: 69xxxxxxx8464, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				

**Donee Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri TARUN SUTRADHAR</b> Son of Late Sristidhar Sutradhar Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
	14/12/2023		LTI 14/12/2023	14/12/2023
Son of Late Sristidhar Sutradhar Satabdi Park, Block/Sector: F, 128, Nayabad, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cgxxxxxx4e, Aadhaar No: 67xxxxxxx4296, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DILIP KUMAR MALICK</b> Son of Mr Mohanlal Malick Village:- Sonapur, P.O:- Nodakhali, P.S:- Nodakhali, District:-South 24-Parganas, West Bengal, India, PIN:- 7 43318		 Captured	
	14/12/2023	14/12/2023	14/12/2023
Identifier Of Smt KANIKA SUTRADHAR, Shri TARUN SUTRADHAR			

*Tarun Sutradhar*



### 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	Smt KANIKA SUTRADHAR	Shri TARUN SUTRADHAR	Y	0.20625 Dec	2,13,750/-

### 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	Smt KANIKA SUTRADHAR	Shri TARUN SUTRADHAR	Y	50 Sq Ft	15,000/-

*Tarun Sutradhar*

Endorsement For Deed Number : I - 160217586 / 2023

On 14-12-2023

**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 (i) of Indian Stamp Act 1899.

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

Presented for registration at 13:15 hrs on 14-12-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Smt KANIKA SUTRADHAR ,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 2,28,750/-. Family Members amount Rs 2,28,750/-

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

Execution is admitted on 14/12/2023 by 1. Smt KANIKA SUTRADHAR, Wife of Shri Tarun Sutradhar, Satabdi Park, Sector: F, 128, Road: Nayabad, , P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 2. Shri TARUN SUTRADHAR, Son of Late Sristidhar Sutradhar, Satabdi Park, Sector: F, 128, Road: Nayabad, , P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Identified by Mr DILIP KUMAR MALICK, , Son of Mr Mohanlal Malick, P.O: Nodakhali, Thana: Nodakhali, , South 24-Parganas, WEST BENGAL, India, PIN - 743318, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,334.00/- ( A(1) = Rs 2,288.00/- ,E = Rs 14.00/- ,II = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,334/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 12/12/2023 3:31PM with Govt. Ref. No: 192023240315250158 on 12-12-2023, Amount Rs: 2,302/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7585149485823 on 12-12-2023, Head of Account 0030-03-104-001-16

Online on 14/12/2023 1:17PM with Govt. Ref. No: 192023240316896238 on 14-12-2023, Amount Rs: 32/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6643626053937 on 14-12-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,164/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,064/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 381158, Amount: Rs.100.00/-, Date of Purchase: 12/12/2023, Vendor name: Tanmoy Kar Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 12/12/2023 3:31PM with Govt. Ref. No: 192023240315250158 on 12-12-2023, Amount Rs: 0/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7585149485823 on 12-12-2023, Head of Account

Online on 14/12/2023 1:17PM with Govt. Ref. No: 192023240316896238 on 14-12-2023, Amount Rs: 1,064/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6643626053937 on 14-12-2023, Head of Account 0030-02-103-003-02

Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 632484 to 632500  
being No 160217586 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.12.14 16:02:16 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 14/12/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.

*Tarun Sutar dhar*