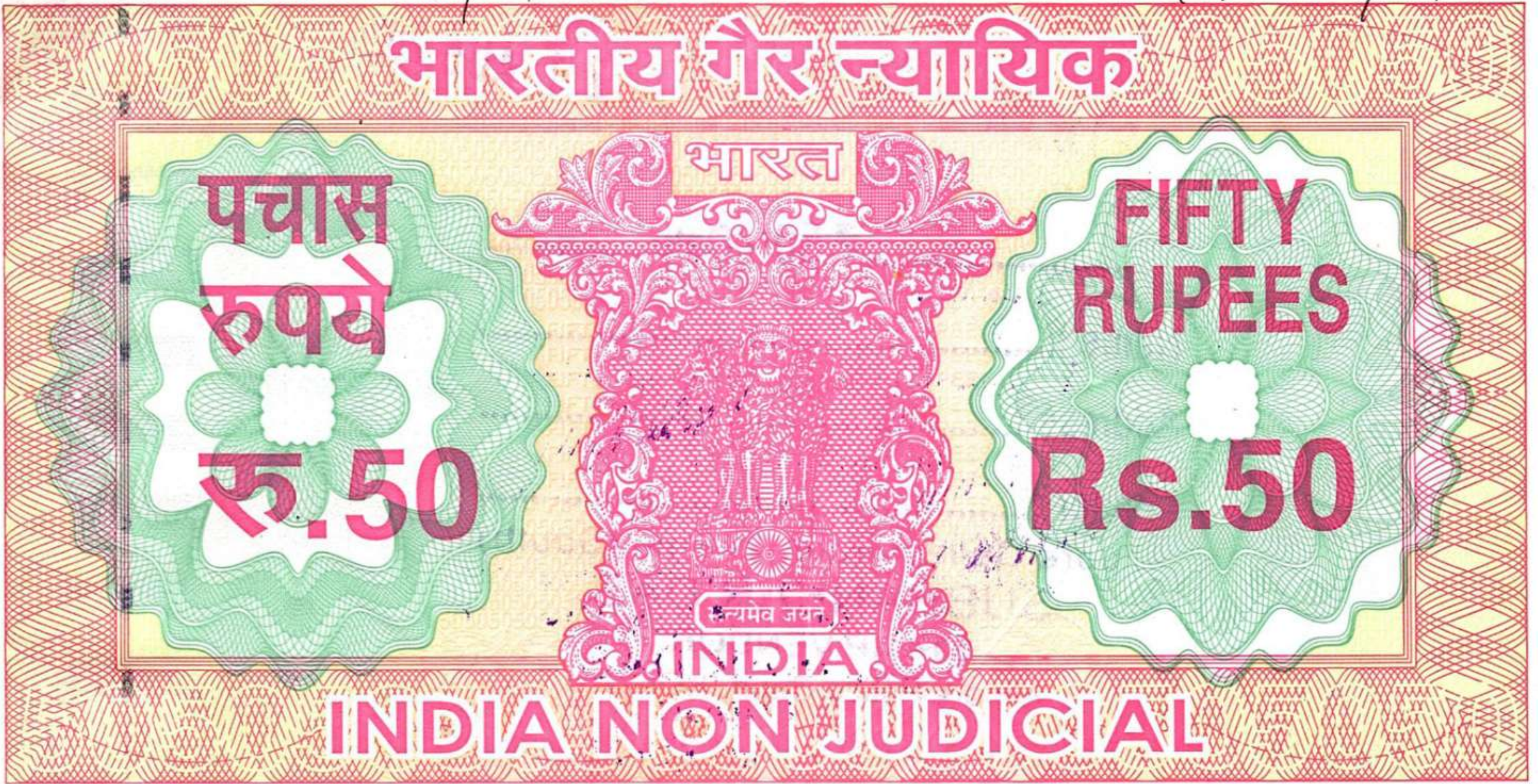


14822/24

1

I-14430/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 253854

certified that the document is admitted to registration. The registration sheets and the endowment sheets attached with the document are the part of this document.

21/8/2024
8.2.221366/24

District Sub-Register-117
Alipore, South 24-pargana

DEED OF GIFT

21-08-24

THIS DEED OF GIFT is made and executed on this 21st Day of August 2024 (Two Thousand Twenty-Four).

21637

21 AUG 2024

NO..... ₹ 50/- Date.....

Name : Roib Ghosh, Advocate

Address : 6, old Post office St. Bd-700001

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



[Handwritten signature]

Sumon Sen

810 Lt. Bisoy Sen

93/14 B.K. Road

Post P & Amherst Street

ur 9

sec. Law clerk

BY

SMT TRIPTI ROY, wife of late Ajit Kumar Roy, having her Income Tax Permanent Account No. **(BWZPR0331P)**, Aadhaar No. **(6800 4420 7539)**, by Faith Hindu, by occupation-Housewife, residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Kolkata -700075, Post Office- Survey Park, Police Station- Jadavpur, District-South 24 Parganas, West Bengal hereinafter referred to and called as the **"DONOR"** (which expression shall unless excluded by or repugnant to the context include her heirs, successors, legal representatives and assigns) of the **ONE PART**.

IN FAVOUR OF

1. **SMT MALABIKA ROY**, wife of Ranjit Roy, having her Income Tax Permanent Account No. **(AGZPR 6218C)** and Aadhaar No. **(2482 8700 1561)** by Faith-Hindu, By Nationality-Indian, By Occupation-Business, 2. **SHRI RANJIT ROY**, Son of Late Ajit Kumar Roy, having his Income Tax Permanent Account No. **(AFBPR 5530G)**, Aadhaar No **(3835 6737 8748)**, by Faith-Hindu, By Nationality-Indian, By Occupation-Business, both are residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Kolkata - 700075, Post Office- Survey Park, Police Station- Jadavpur, District-South 24 Parganas, West Bengal, hereinafter collectively referred to and called as the **"DONEES"** (which expression shall unless excluded by or repugnant to the context include all their heirs, successors, legal representatives and assigns) of the **OTHER PART**.

DEVOLUTION AND/OR BACKGROUND OF TITLE: The Title of ownership is flows as follows from time to time: -

- A. **WHEREAS** One Shri Sadhan Chandra Pramanik, was the recorded owner in respect of the entire plot of land, lying and situated under Dag No. 356/406, Khatian No. 355, Mouza-Kalikapur, J. L. No. 20, Touzi No. 3, Revisional Settlement No. 2, Pargana-Khaspur, District – South 24 Parganas, In the State of West Bengal.
- B. While enjoying the aforesaid property Sri Sadhan Chandra Pramanik, died intestate leaving behind his widow Smt. Molina Bala Pramanik, only son Sri Sarat Chandra Pramanik, and four daughters Smt. Arati Pramanik, Smt. Bharati Pramanik, Smt. Dulu, Pramanik and Smt. Rama Pramanik as his legal heirs and successors.
- C. While enjoying the aforesaid property Sri Sarat Chandra Pramanik & Others being the legal heirs of Sadhan Chandra Pramanik, since deceased, sold, conveyed and transferred 1 Acres land jointly to Sri Karttick Chandra Paik, son of Sri Haran Chandra Paik and Sri Nityananda Das, son of Late Jagannath Das, by virtue of registered Deed of Conveyance which was duly registered on February 21, 1975, in the office of the Sub Registrar, Alipore and was duly recorded in Book No. 1, Volume No. 39, Page Nos. 64 to 70, Being No. 985, for the year 1975.



D. After becoming the owner of the aforesaid property by virtue of the deed of conveyance dated 21st February 1975 said Sri Karttick Chandra Paik and Sri Nityananda Das jointly sold, conveyed, and transferred ALL THAT 16 Cottahs 10 Chittaks 17 Square Feet land to and in favour of Smt. Dipti Biswas, wife of Sri Jagadish Chandra Biswas by executing a registered Bengali Deed of Conveyance which was registered on June 21, 1975, in the office of the District Sub Registrar, Alipore, and was duly recorded in Book No.I, Volume No. 150, Page Nos. 82 to 88, Being No. 5807, for the year 1975.

E. Thus by virtue of the deed of conveyance dated June 21, 1975, said Smt. Dipti Biswas, wife of Sri Jagadish Chandra Biswas, became the sole and absolute owner in respect of the entire 16 Cottahs 10 Chittaks 17 Square Feet land comprised under Dag No. 356/406, Khatian No. 355, Mouza- Kalikapur, J. L. No. 20, Touzi No. 3, Revisional Settlement No. 2, Pargana-Khaspur, District- South 24 Parganas, In the State of West Bengal.

F. Thereafter, being the sole and absolute owner Smt. Dipti Biswas recorded her name in the office of the B.L. & L.R.O. and started paying the Khajna regularly with the concerned Government Authority.

G. While enjoying the property out of natural love and affection Smt. Dipti Biswas gifted a demarcated plot of land measuring about 7 Cottahs more or less, being plot no. P-7A, to and in favour of her husband Sri Jagadish Chandra Biswas, son of Late Shris Chandra Biswas, by virtue of a registered Bengali Deed of Gift which was registered on February 27, 1990, in the office of the District Registrar, Alipore, and was duly recorded in Book No. I. Volume No. 63, Page Nos. 185 to 192, Being No. 2901, for the year 1990.

H. Thus by virtue of the deed of Gift dated 27th February 1990 said Sri Jagadish Chandra Biswas became the sole and absolute owner in respect of 7 Cottahs land, being plot no. P-7A, comprised under Dag No. 356/406, Khatian No. 355, Mouza-Kalikapur, J.L. No. 20, Touzi No. 3, Revisional Settlement No. 2, Pargana-Khaspur, District – South 24 Parganas. In the State of West Bengal.

I. After execution of the Deed of Gift Dated 27th February 1990 said Smt. Dipti Biswas remain became the owner of **ALL THAT** 9 Cottahs 10 Chittaks 17 Square Feet land, being plot no. P 7C, comprised under Dag No. 356/406, Khatian No. 355, Mouza - Kalikapur, J. L. No. 20, Touzi No. 3, Revisional Settlement No. 2, Pargana-Khaspur, District-South 24 Parganas in the state of West Bengal.

J. Thereafter, on March 20, 1997, Sri Jagadish Chandra Biswas mutated his name in the assessment Roll of the then Calcutta Municipal Corporation against Assessee No. 31-109-06-0662-5, and started paying the rates and taxes regularly However, the premises was



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
21 AUG 2024

numbered as municipal premises no. 662, Kalikapur, Post Office - Kalikapur, Police Station - Purba Jadavpur, Kolkata-700099, District - 24 Parganas (South), and mailing address 266, Purbalok, Mukundapur, Post Office-, Mukundapur, Police Station - Purba Jadavpur, Kolkata-700 099, within the local limits of the Kolkata Municipal Corporation, Ward No. 109, District - 24 Parganas (South), West Bengal.

K. Thereafter, Sri Jagadish Chandra Biswas constructed a brick-built residential pucca structure measuring more or less 500 square feet and started enjoying the property with his other family members.

L. While enjoying the property Sri Jagadish Chandra Biswas died intestate on March 09, 2015, living behind his wife Dipti Biswas (since deceased) only daughter Durba Biswas (since deceased) and Only Son Arin Biswas as his legal heirs and successors. Subsequently thereafter on 21.04.2016, said Durba Biswas died intestate as unmarried leaving behind her mother and the Arin Biswas as her legal heirs to inherit her share over the property. Subsequent thereto Smt. Dipti Biswas, died intestate on September 16, 2021 leaving behind her only son Sri Arin Biswas as her only legal heir and successor.

M. Thus by way of inheritance said Sri Arin Biswas became the sole and absolute owner in respect of All That piece and parcel of Bastu land measuring about 7 (Seven) Cottahs more or less being part of plot no. P-7A, comprised under Dag No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no. 311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal.

N. Said Sri Arin Biswas executed a General Power of Attorney on August 30, 2022, jointly appointed Sekh Anowar Ali, son of Sekh Sahadat Ali, and Anirban Dutta, Son of Sri Anup Dutta as his constituted Attorneys for taking care of the property and to sold out the entire aforesaid property in favour of any intending Purchaser against a valuable consideration. The said General Power of Attorney was registered in the office of the District Sub Registrar- IV, Alipore, and was duly recorded in Book No. I, Volume No. 1604-2022, Pages. 293541 to 293562, Being No. 160410076 for the year 2022.

O. For personal reasons and consideration, said Arin Biswas revokes and/or terminates the said Power of Attorney dated 30th August 2022 by executing a deed of Cancellation of Power of Attorney on 1st December 2022 which was duly registered at the Office of District Sub Registrar-III at Alipore and recorded in Book No. IV, Volume No. 1603-2022 pages from 13148 to 13159, being No. 00636 for the year 2022.



DISTRICT SUB REGISTRAR-III
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P. While said Arin Biswas is occupying All That piece and parcel of Bastu land measuring about 7 (Seven) Cottahs more or less along with a Tin Shaded Cemented Flooring Residential Structure, measuring about more or less 100 Sq. Ft. being part of plot no. P-7A, comprised under Dag No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no. 311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of the Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal executed a development agreement on 1st December 2022 which was duly registered at the office of District Sub Register-III at Alipore duly recorded in Book No -I, Volume No- 1603-2022, Pages from 594209 to 594235 Being no.18371 of 2022. Said Arin Biswas has also executed a development of power of attorney in favour of the confirming party of the fifth part herein which was duly registered at the office of District Sub Register-III at Alipore duly recorded in Book No-I, volume No- 1603-2022, Pages from 594284 to 594302 Being no.18385 of 2022.

Q. The Developer also found that one Biswajit Das was a tenant over the All That piece and parcel of Bastu land measuring about 7 (Seven) Cottahs more or less **ALONG WITH** a Tin Shaded Cemented Flooring Residential Structure, measuring about more or less 100 Sq. Ft. being part of plot no. P-7A, comprised under Dag No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no. 311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal, who is also possession holder of the entire premises and have a tenanted right over the same.

R. It is therefore impossible for the developer to continue with the development work in respect of the aforesaid premises no. 662, Kalikapur, therefore as on the basis of discussion and deliberation held between the developer and Arin Biswas, The said Developer and Said Arin Biswas have duly cancelled the Development Agreement dated 1st December 2022 by executing a Deed of Cancellation of Development Agreement on 20th December 2022 which was duly registered at the of District Sub-Registrar-III at Alipore which was duly recorded in Book no. I, Volume No. 1603-2022, pages from 637105 to 637121 being no. 19695 of 2022. The Development Power of Attorney executed between the Arin Biswas and the Developer was also cancelled between the parties by executing a



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
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Cancellation of Power of Attorney on 20th December 2022 which was duly registered at the office of District Sub-Registrar-III at Alipore which was duly recorded in Book no. I, Volume No. 1603-2022, pages from being no. 678 of 2022.

S. The Donor herein being approached by said Arin Biswas agreed to purchase Arin Biswas purchased ALL THAT piece and parcel of Bastu land measuring about 3 (Three) Cottahs 8 (Eight) Chittaks more or less ALONG WITH a Tin Shaded Cemented Flooring Residential Structure, measuring about more or less 100 Sq. Ft. being part of plot no. P-7A, comprised under Dag No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at part of Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no.311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal, accordingly and agreement for sale was executed by and between the parties on 20th December 2022 which was duly registered at the office of District Sub Registrar-III at Alipore, duly recorded in Book No. I, Volume No. 1603-2022, pages from 637223 to 637254 being no. 19728 for the year 2022.

T. The Donor herein after execution of the agreement for sale by virtue of a deed of conveyance dated 15th January 2024 which was duly registered at the office of District Sub Registrar-III at Alipore, duly recorded In Book No. I, Volume No. 1603-2024, pages from 20166 to 20191 being no. 00498 for the year 2024. In respect of which he has duly recorded her name with the records of the Kolkata Municipal Corporation when premises no. 662 Kalikapur was recorded in the name of the donor in respect of the said premises and assessment no. 311090606625 has been issued in favour of the donor herein. The donor herein also recorded her name with the records of BL & LRO in respect of her aforesaid property and a new L.R Khatian No. 884 was issued under L.R. Dag NO. 356/406 in respect of the said property.

U. The Donees herein are the beloved son and daughter in law of the donor and the Donor herein has great love confidence and affection upon the Donees herein and in that circumstances, the Donor herein has agreed to gift her all that piece and parcel of Bastu land measuring about 2 (Two) Chittaks more or less (out of 3 (Three) Cotthas 8 (Eight) Chittaks land) being part of plot no. P-7A, comprised under L.R. Dag No. 356/406, L.R. Khatian No. 884, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at part of Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no. 311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional



District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal more fully and particularly mentioned in the second Schedule mentioned property hereunder written unto the favour of the Donees herein, where the Donees hereby agreed to accept the aforesaid Deed of Gift.

V. While Said the Donor out of her natural love & affection towards the Donees having declared and expressed her intention to make an absolute gift the Schedule in Favour of the Donee, the Donees hereby agreed to Accept the said gift with due honour and respect;

W. Therefore, accordingly the donor by executing this Deed of Gift doth hereby transfer the Second Schedule mentioned property unto and in favour of the Donees, and upon execution of this Deed of Gift the Donees herein shall become the owner of all that piece and parcel of Bastu land measuring about 2 (Two) Chittaks more or less (out of 3 (Three) Cotthas 8 (Eight) Chittaks land) being part of plot no. P-7A, comprised under L.R. Dag No .356/406, L.R. Khatian No. 884, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at part of Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no. 311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal.

NOW THIS INDENTURE WITNESSETH THAT in consideration of the natural love and affection which the Donor has for son and daughter in law do hereby and hereunder renounce all her right, title and interest in the scheduled property with an intent to grant, convey, transfer, given and assure unto and to the use of the Donees freely and absolutely **ALL THAT** piece and parcel of the property mentioned in **SCHEDULE** and deliver the possession of the said property unto and in favour of the Donee.

TO HAVE AND TO HOLD THE SAME for their use and benefit absolutely and unconditionally forever free from any encumbrances, attachments and/or defects in title whatsoever and to own possess, and enjoy the property, do hereby grant, convey, and transfer to express unto and the use of the Donees absolutely and forever freed and discharged from or otherwise by the Donor subject to nevertheless to the covenants and conditions as would appear hereinafter.

AND THAT the Donor do hereby covenant and agreed with the Donees that notwithstanding any act, deed or thing whatsoever, by the Donor or any one of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary that the Donor has all material times heretofore and now have good right, full power and absolute authority and indefeasible title to grant, transfer, convey, assign and assure the aforesaid ownership in respect of the property hereby granted, conveyed and/or transferred



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 AUG 2024

or expressed or intended so to be unto and to the use of the Donees in the manner as aforesaid.

AND THAT the Donees shall and may at all time hereafter peaceable and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance and interruption, disturbance, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming any right or estate thereof under or in trust for predecessors in title.

AND THAT free and clear and freely and clearly, absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Donor well and sufficiently and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Donor or any of the ancestor and predecessor in title or any person or persons lawfully and equitably claiming as aforesaid.

THE DONOR DO AND EACH OF THEM DOTH HEREBY CONFIRM ASSURE AND DECLARE THAT the Donor has not in any way transferred, encumbered or made any agreement with anybody to transfer or to encumber the said premises to be conveyed granted and transferred by this Deed of Gift and that the said Donees and their respective heirs, executors, administrators and assigns shall and may hereafter and at all times peaceably and quietly possess and enjoy the said share absolutely in any way and manner they like for beneficial use and enjoyment of the said premises without interruption 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 of the Donees and at their expense to 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 Donees to the said premises unto and to the use of the Donees and their heirs, executors, administrators, representatives and assigns in the manner aforesaid as shall or may be reasonably required.

AND FURTHER THAT for the purpose of determination of stamp duty for registration of Stamp Duty payable for registration, the market value of the property is assessed at Rs.2,00,000/- only.

THE FIRST SCHEDULE **(DESCRIPTION OF THE ENTIRE PREMISES)**

All That piece and parcel of Bastu land measuring about 3 (Three) Cotthas 8 (Eight) Chittaks along with a Tin Shaded Cemented Flooring Residential Structure, measuring about more or less 100 Sq. Ft. being part of plot no. P-7A, comprised under R.S. as well as L.R. Dag No .356/406, R.S. Khatian No. 355, L.R. Khatian No. 884, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at part of Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas,



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Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no.311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal, which is butted and bounded as follows:

- ON THE NORTH** : By part of premises no. 662/1, Kalikapur the Land of Ranjit Roy.
- ON THE SOUTH** : By part of premises no. 661, Kalikapur and By the Land of Ranjit Roy and Malabika Roy.
- ON THE WEST** : By Ground Plus Three Storied residential building.
- ON THE EAST** : By 30ft Kolkata Municipal Corporation Road.

THE SECOND SCHEDULE
(DESCRIPTION OF THE SAID PREMISES UNDER GIFT)

ALL THAT piece and parcel of undivided Bastu land measuring about 2 (Two) Chittaks more or less (out of 3 (Three) Cotthas 8 (Eight) Chittaks land) being part of plot no. P-7A, comprised under R.S. as well as L.R. Dag No. 356/406, R.S. Khatian No. 355, L.R. Khatian No. 884, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at part of Municipal Premises no 662, Kalikapur, Road Zone - Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no.311090606625, Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 AUG 2024

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEA ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED BY
THE DONOR

২ শ্রী সত্য

SIGNED AND DELIVERED IN
THE PRESENCE OF THE
WITNESSES:

1. *Sumon Sen*
83/1C B.K Road
KOL - 9

SIGNED AND DELIVERED BY
THE DONEE.

Ranjit Roy (Ranjit Roy)

2. *Rahul Barua*
Rampur Maheshstala
KOL - 141

Malabika Roy

DRAFTED BY ME AS PER
INSTRUCTION AND
DOCUMENTS PROVIDED BY
THE CLIENT

Rajib Ghosh

RAJIB GHOSH

Advocate

RCO Legal (Advocate & Solicitors)
High Court Calcutta, 6, Old Post
Office Street, Basement Room
No. I, Kolkata-700001.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 AUG 2024

SPECIMEN FROM FOR TEN FINGERPRINTS



		<u>LITTLE FINGER</u>	<u>RING FINGER</u>	<u>MIDDLE FINGER</u>	<u>FORE FINGER</u>	<u>THUMB</u>
	<u>LEFT HAND</u>					
	<u>RIGHT HAND</u>					

पुष्पिका

Signature _____



		<u>LITTLE FINGER</u>	<u>RING FINGER</u>	<u>MIDDLE FINGER</u>	<u>FORE FINGER</u>	<u>THUMB</u>
RANJIT ROY	<u>LEFT HAND</u>					
	<u>RIGHT HAND</u>					

Signature _____



		<u>LITTLE FINGER</u>	<u>RING FINGER</u>	<u>MIDDLE FINGER</u>	<u>FORE FINGER</u>	<u>THUMB</u>
	<u>LEFT HAND</u>					
	<u>RIGHT HAND</u>					

Signature Malabika Roy

662/1



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 AUG 2024



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 2091/02852/13251

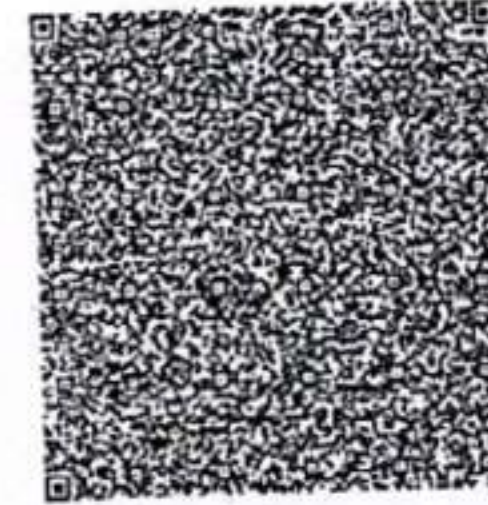
To
Sumon Sen
S/O: Bijay Sen
MESHBARI 93 1L BAITHAKKHANA ROAD
Raja Ram Mohan Sarani
Raja Ram Mohan Sarani
Amherst Street Kolkata
West Bengal

04/03/2017
187734334

700009
7003213528



ME877343349FH



आपका आधार क्रमांक / Your Aadhaar No. :

6922 3296 5764

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Sumon Sen
DOB : 03/07/1982
Male



6922 3296 5764

मेरा आधार, मेरी पहचान

Major Information of the Deed

Deed No :	I-1603-14430/2024	Date of Registration	21/08/2024
Query No / Year	1603-2002213660/2024	Office where deed is registered	
Query Date	19/08/2024 2:18:54 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajib Ghosh 6, Old Post Office Street, 5th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, 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/-		Rs. 3,93,750/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,020/- (Article:33(i))		Rs. 3,988/- (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: Kalikapur, Road Zone : (Balaji Paradise -- Shanti Niwas) , , Premises No: 662, , Ward No: 109 JI No: 20, Pin Code : 700099



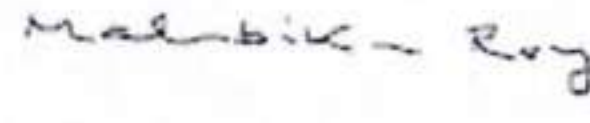


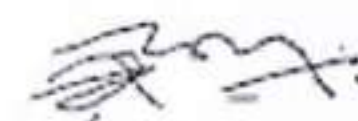
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Chatak	1/-	3,93,750/-	Width of Approach Road: 27 Ft.,
Grand Total :				.2063Dec	1 /-	3,93,750 /-	

Donor Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Miss Tripti Roy Wife of Late Ajit Kumar Roy Executed by: Self, Date of Execution: 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office		 Captured	
		21/08/2024	LTI 21/08/2024	21/08/2024

UD-080807, Udit Complex, 1050/1, Survey Park,, City:- , P.O:- Survey Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: BWxxxxxx1P, Aadhaar No: 68xxxxxxxx7539, Status :Individual, Executed by: Self, Date of Execution: 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Malabika Roy Wife of Mr Ranjit Roy Executed by: Self, Date of Execution: 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office	 21/08/2024	 LTI 21/08/2024	 21/08/2024
	Wife of Mr Ranjit Roy UD-080807, Udit Complex, 1050/1, Survey Park,, City:- , P.O:- Survey Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: AGxxxxxx8C, Aadhaar No: 24xxxxxxxx1561, Status :Individual, Executed by: Self, Date of Execution: 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Ranjit Roy (Presentant) Son of Late Ajit Kumar Roy Executed by: Self, Date of Execution: 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office	 21/08/2024	 LTI 21/08/2024	 21/08/2024
	Son of Late Ajit Kumar Roy UD-080807, Udit Complex, 1050/1,, City:- , P.O:- Survey Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AFxxxxxx0G, Aadhaar No: 38xxxxxxxx8748, Status :Individual, Executed by: Self, Date of Execution: 21/08/2024 , Admitted by: Self, Date of Admission: 21/08/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumon Sen Son of Late Bijoy Kumar Sen 93/1L Baithakkhana Lane, City:- Kolkata, P.O:- Raja Ram Mohan Sarani, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009	 21/08/2024	 LTI 21/08/2024	 21/08/2024
Identifier Of Miss Tripti Roy, Mrs Malabika Roy, Mr Ranjit Roy			

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	Miss Tripti Roy	Mrs Malabika Roy	Y	0.103125 Dec	1,96,875/-
L1	Miss Tripti Roy	Mr Ranjit Roy	Y	0.103125 Dec	1,96,875/-

Endorsement For Deed Number : I - 160314430 / 2024

On 21-08-2024

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 15:58 hrs on 21-08-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Ranjit Roy , one of the Claimants.

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 3,93,750/-. Family Members amount Rs 3,93,750/-

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

Execution is admitted on 21/08/2024 by 1. Miss Tripti Roy, Wife of Late Ajit Kumar Roy, UD-080807, Udit Complex, 1050/1, Survey Park,, P.O: Survey Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Mrs Malabika Roy, Wife of Mr Ranjit Roy, UD-080807, Udit Complex, 1050/1, Survey Park,, P.O: Survey Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. Mr Ranjit Roy, Son of Late Ajit Kumar Roy, UD-080807, Udit Complex, 1050/1,, P.O: Survey Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr Sumon Sen, , , Son of Late Bijoy Kumar Sen, 93/1L Baithakkhana Lane, P.O: Raja Ram Mohan Sarani, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Business

Payment of Fees

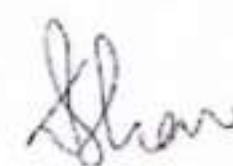
Certified that required Registration Fees payable for this document is Rs 3,984.00/- (A(1) = Rs 3,938.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,988/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/08/2024 12:41PM with Govt. Ref. No: 192024250172848068 on 21-08-2024, Amount Rs: 3,988/-, Bank: SBI EPay (SBlePay), Ref. No. 4665731417513 on 21-08-2024, Head of Account 0030-03-104-001-16
Online on 21/08/2024 4:14PM with Govt. Ref. No: 192024250173455448 on 21-08-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 2884637083523 on 21-08-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21637, Amount: Rs.50.00/-, Date of Purchase: 21/08/2024, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/08/2024 12:41PM with Govt. Ref. No: 192024250172848068 on 21-08-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 4665731417513 on 21-08-2024, Head of Account
Online on 21/08/2024 4:14PM with Govt. Ref. No: 192024250173455448 on 21-08-2024, Amount Rs: 970/-, Bank: SBI EPay (SBlePay), Ref. No. 2884637083523 on 21-08-2024, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 374013 to 374030

being No 160314430 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.08.23 16:48:10 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 23/08/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.