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12-2368898/22

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 956001

Certified that the document is submitted
to registration. The signature sheet and
the endorsement sheet attached with this
document are the part of this document

[Handwritten signature]

Addl District Sub - Registrar Gerda
South 24-Pgs.

5 AUG 2022

Dula Manne

P.S. - Sonarpur
Mouza - Laskarpur
Area of Property - 01 cottah 05 chattack 15 sq.ft.
Govt. Valued at Rs. 16,38,001/-

Shatterjee
Adv.

0001



545

03/08/22

নং জাঃ
মূল
ক্রেতা

Duty

Manna, 122/140, Chardar

M. H. Gene Road,
G. S.

জ্যেষ্ঠ :- শ্রী প্রণব দে
বারাইপুর সাব-রেজিস্ট্রারী অফিস
জেলা-দক্ষিণ ২৪ পরগণা



[Signature]

Tapas K. Das
520, Serparabagar
P.O. Warkaspur
Pin - 700153

Addl District Sub - Registrar Garia
South 24-Pgs.

5 AUG 2022

Dulu Manna

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DEED OF GIFT

THIS DEED OF GIFT is made on 5th day of August, in the year 2022 Two thousand twenty two, **BETWEEN SMT. DULU MANNA**, PAN - BKMPM8556N, Aadhaar No. 6143 9849 7151, daughter of Late Usharanjan Roy, wife of Purujit Manna, by Hindu, by Nationality - Indian, by occupation - Housewife, residing at 122/140, Chandar Village Road, P.O. & P.S. - Haridebpur, Kolkata - 700082, Mobile No. 8902686865, hereinafter called **THE DONOR** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, heiresses, legal representative, executors, administrators and/or assigns) of the **ONE PART**.

A N D

SHRI CHANDAN ROY, PAN - CWOPR2918C, Aadhaar No. 8856 1865 8153, son of Late Usharanjan Roy, by faith Hindu, by Nationality - Indian, by occupation - Service, residing at Vill & Dakshin Laskarpur, P.O. - Laskarpur, P.S. - Sonarpur at Present Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153, Mobile No. 9051081033, hereinafter called **THE DONEE** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, heiresses, legal representative, executors, administrators and/or assigns) of the **OTHER PART**.

Shatterjee
Adv.

Dulu Manna

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WHEREAS the land measuring 01 cottah 05 chatack 15 sq.ft. comprised in L.O.P. No. 2732, C.S. Dag No. 1310 (P), L.R. Dag No. 1995, under L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, under P.S. - Sonarpur at Present Narendrapur, District - South 24 Parganas, Road Name - Laskar Para Road, is the present gifted property.

WHEREAS one Usharanjan Roy was a residence of East Pakistan (presently known as Bangladesh).

AND WHEREAS thereafter the said Usharanjan Roy was came to India and as per the Refugee Act, The West Bengal Government gifted the schedule below land by virtue of a registered Gift deed to the said Usharanjan Roy on 13.04.1993, vide Deed No. 618, recorded in Book No. I, Volume No. 9, Pages 69 to 72, registered at Alipore D.R. office.

AND WHEREAS the said Usharanjan Roy while seized and possessed over the schedule below land, he died intestate leaving behind his son namely Chandan Roy (the Present Donee herein) and daughter Dulu Manna (the Present Donor herein) & Chitra Roy inherited the said property as his legal heirs & successors.

Chatterjee.
Adv.

Dile Mania

4

AND WHEREAS the donor is the absolute owner of the schedule below property and in possession of the property mentioned in the schedule hereto annexed and the donors are desirous to execute a deed of gift of her said property which is more precisely described in the schedule annexed hereto in favour of her legal full blooded brother i.e. the donee herein. The estimated value of the said gifted property is Rs. 16,38,001/- (Rupees sixteen Lac thirty eight thousand one) only.

NOW THEREFORE THIS DEED OF GIFT WITNESSES as follows :

- 1) That the donor doth, hereby out of her natural love and affection of her brother that is the donee herein, of there free will and without any force, compulsion or undue influence and the donor grant convey and transfer by way of gift to the donee (particulars of gifted property) which is precisely stated in the schedule annexed hereto to hold the same unto the said donee and his successors or heirs absolutely and forever with absolute right to sale, gift, mortgage or any kind whatsoever the said schedule property whenever he or his heirs feel necessary.
- 2) That the present value of the property, described in the schedule hereunder written is Rs. 16,38,001/- (Rupees sixteen Lac thirty eight thousand one) only.
- 3) That the schedule property is free from all sorts of encumbrances, trust, liens and lispences, attachment whatsoever.
- 4) That the donee accepts this gift.

Shatterjee.
Adv.

- 5) That after execution and registration of this deed of gift, the donee will become the absolute owner of the schedule property.
- 6) AND ALL the estates, right, title, interest, claim and demand whatsoever of the donor into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the donee, his heirs, executors, administrators, assigns absolutely and forever together with title deeds, writings, muniments and other evidences of title AND THE DONOR do hereby covenant with the donee his heirs, executors, administrators, representatives and assigns that notwithstanding any acts deed or things hereto before done, executed or knowingly suffered to the contrary the donor is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the donor has full power and absolute authority to gift the said property in manner aforesaid AND the donee shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the donor or any person claiming through or under them.
- 7) AND that the donee accepts the gift of the said property fully described in schedule hereunder made as testified by his being a party hereto and executing there presents.

Shatterjee,
Sav.

Dulhu Manna

THE SCHEDULE ABOVE REFERRED TO :

(Description of the land)

ALL THAT piece and parcels of property measuring Bagan 01 cottah 05 chatack 15 sq.ft. out of 51 decimals together with all easements rights, title, interest in recorded comprised in L.O.P. No. 2732, C.S. Dag No. 1310 (P), L.R. Dag No. 1995, under L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, within the local limits of Rajpur-Sonarpur Municipality, Ward No. 31, Holding No. 42, Dakshin Laskarpur, under P.S. - Sonarpur at Present Narendrapur, Road Name - Laskar Para Road, District - South 24 Parganas. Proportionate annual rent 20 paisa more or less payable to the collector South 24 Parganas. The land has been shown in the RED border plan attached herewith together with all easement right 8' feet wide of common passage and the land has been butted and bounded as follows:

ON THE NORTH : Land of Debnath Dey;

ON THE SOUTH : 8' feet wide common passage;

ON THE EAST : L.O.P. No. 2733;

ON THE WEST : 30' feet wide Laskar Para Road,;

Donee has accepted the gifted property.

Chandan Roy.
Signature of Donee

This deed read over & explained by me.

Shatterjee.
P.S.

IN WITNESS WHEREOF the donor has set and subscribed her respective hands on the day month and year first above written.

Signed, Sealed and delivered
in the presence of witnesses

1. Tapan K. Das
520, Peyarabagan
P.O. Barui Pur
Ker - 700153
2. Suman Dey
Hariharapur Hospitalpara
P.O. - Mallickpur
Ker - 145

Dulu Manna

Signature of Donor


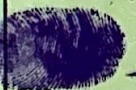

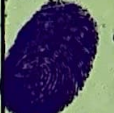
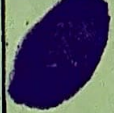






Drafted by -












Tanusree Chatterjee.
Advocate.
Barui Pur civil court.
F- 622/601/2015

Typed by:

Kabirul Anam
Kabirul Anam, Barui Pur.

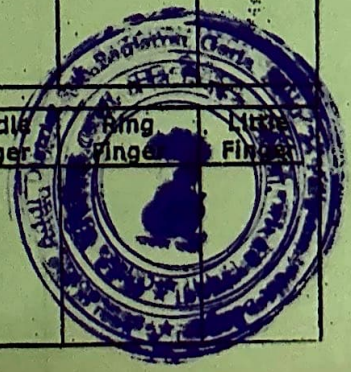
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495127

| Executant / Presentant | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|------------|---|---|---|--|---|
|  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |
| Name <u>Dulu Manna</u> | | | | | | |
| Signature <u>Dulu Manna</u> | | | | | | |

| Claimant | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|------------|--|--|--|---|--|
|  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |
| Name <u>Chandan Roy</u> | | | | | | |
| Signature <u>Chandan Roy</u> | | | | | | |

| Claimant / Executant | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|----------------------|------------|-------|-------------|---------------|-------------|---------------|
| | Left Hand | | | | | |
| | Right Hand | | | | | |
| Name | | | | | | |
| Signature | | | | | | |

| Executant / Presentant | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------------------|------------|-------|-------------|---------------|-------------|---------------|
| | Left Hand | | | | | |
| | Right Hand | | | | | |
| Name | | | | | | |
| Signature | | | | | | |



PARTITION PLAN OF L.O.PLOT NO.-2732 OF GARIA LASKARPUR G.S. SCHEME BLOCK-'B' AT MOUZA-LASKARPUR, J.L.NO.57, C.S.DAG NO.1310(P), L.R.DAG NO-1995, L.R. KHATIAN NO-213 P.S.-SONARPUR, DIST- 24 PGS SOUTH, 30FT.WIDE LASKARPARA ROAD. SCALE-1"= 25'-0".

| PLOT NO | L.O.P. NO. | DAG NO. | NAME OF PLOT HOLDER | AREA |
|---------|------------|---------|---------------------|-------------------|
| C | 2732(P) | 1310(P) | SMT DULU MANNA | 01K-05CH-15 SQ.FT |



EX - LAND

58'-0"

1 COTTAGE 5 CHITAK 15 SQ.FT

TILES SHED

1 COTTAGE 5 CHITAK 15 SQ.FT

49'-9"

1 COTTAGE 5 CHITAK 15 SQ.FT

C 49'-9"

56'-9"

L.O.PLOT NO.2733

8'-0" WIDE COM. PASSAGE

30'-0" WIDE ROAD

N



Dulu Manna

SSOS GUA 8 8

S. Mandal
07.8.2022

Surveyor

SWAPAN MONDAL

Regd. No.- S/50514/80-81

Vill.- Fularhat, P.O.- Sonarpur
South 24 Parganas



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

GRN Details

GRN: 192022230091227531 Payment Mode: Online Payment
GRN Date: 04/08/2022 18:15:21 Bank/Gateway: State Bank of India
BRN : CKU3911886 BRN Date: 04/08/2022 18:17:52
Payment Status: Successful Payment Ref. No: 2002368898/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Smt. Dulu Manna
Address: 122/140, Chandar Village Road Thakurpukur, Kol 82
Mobile: 9836261161
Depositor Status: Seller/Executants
Query No: 2002368898
Applicant's Name: Mr S DUTTA
Identification No: 2002368898/1/2022
Remarks: Gift, Gift in Favour of family members

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2002368898/1/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 7210 |
| 2 | 2002368898/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 16394 |
| Total | | | | 23604 |

IN WORDS: TWENTY THREE THOUSAND SIX HUNDRED FOUR ONLY.

Major Information of the Deed



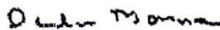
| | | | |
|---|--|---|------------|
| Deed No : | I-1629-04769/2022 | Date of Registration | 05/08/2022 |
| Query No / Year | 1629-2002368898/2022 | Office where deed is registered | |
| Query Date | 03/08/2022 1:21:58 PM | A.D.S.R. GARIA, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | S DUTTA Mahamayatala,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836261161, Status :Solicitor firm | | |
| 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. 16,38,001/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 8,210/- (Article:33(i)) | Rs. 16,394/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Laskarpara Road, Mouza: Laskarpur, JI No: 57, Pin Code : 700153




| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|------------------|----------------|---------------|---------|---------------------------|-------------------------|-----------------------|---------------------------------|
| L1 | LR-1995 (RS :-) | LR-2732 | Bastu | Shali | 1 Katha 5 Chatak 15 Sq Ft | 1,00,000/- | 16,38,001/- | Width of Approach Road: 30 Ft., |
| Grand Total : | | | | | 2.2Dec | 1,00,000 /- | 16,38,001 /- | |

Donor Details :



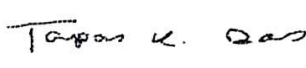
| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| | Name | Photo | Finger Print | Signature |
| 1 | Smt Dulu Manna (Presentant) Wife of Mr Purujit Manna Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office |  |  |  |
| | | 05/08/2022 | LTI 05/08/2022 | 05/08/2022 |

122/140, Chandar Village Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bkxxxxxx6n, Aadhaar No: 61xxxxxxxx7151, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022
Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office

Donee Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Chandan Roy Son of Late Usha Ranjan Manna Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office |  |  |  05/08/2022 |
| | Son of Late Usha Ranjan Manna Dakshin Laskarpur, Now Ps Narendrapur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cwxxxxxx8c, Aadhaar No: 88xxxxxxxx8153, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr Tapas Kumar Das Son of Late Kshirod Chandra Das 520 Peyara Bagan, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 |  |  |  05/08/2022 |
| Identifier Of Smt Dulu Manna, Mr Chandan Roy | | | |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Laskarpara Road, Mouza: Laskarpur, JI No: 57, Pin Code : 700153

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|-----------------|--|
| L1 | LR Plot No:- 1995, LR Khatian No:- 2732 | | Seller is not the recorded Owner as per Applicant. |

on 05-08-2022

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 12:06 hrs on 05-08-2022, at the Office of the A.D.S.R. GARIA by Smt Dulu Manna ,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 16,38,001/-. Family Members amount Rs 16,38,001/-

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

Execution is admitted on 05/08/2022 by 1. Smt Dulu Manna, Wife of Mr Purujit Manna, 122/140, Chandar Village Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 2. Mr Chandan Roy, Son of Late Usha Ranjan Manna, Dakshin Laskarpur, Now Ps Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service

Indetified by Mr Tapas Kumar Das, , Son of Late Kshirod Chandra Das, 520 Peyara Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,394/- (A(1) = Rs 16,380/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,394/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2022 6:17PM with Govt. Ref. No: 192022230091227531 on 04-08-2022, Amount Rs: 16,394/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU3911886 on 04-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,210/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 7,210/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 545, Amount: Rs.1,000/-, Date of Purchase: 03/08/2022, Vendor name: Pranab Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2022 6:17PM with Govt. Ref. No: 192022230091227531 on 04-08-2022, Amount Rs: 7,210/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU3911886 on 04-08-2022, Head of Account 0030-02-103-003-02



Krishnendu Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

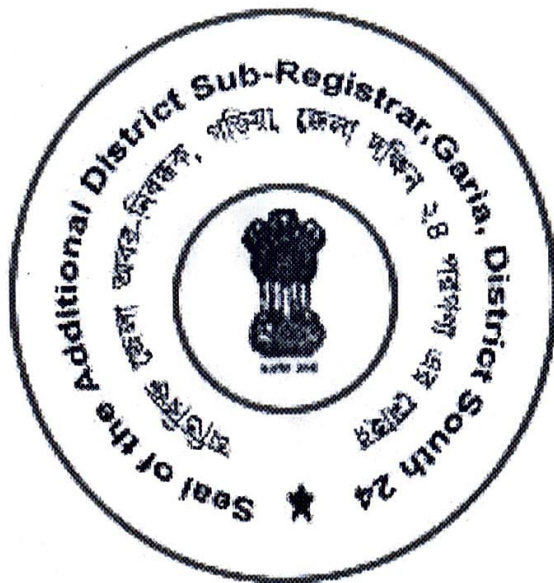
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 150149 to 150163

being No 162904769 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2022.08.17 12:35:54 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/08/17 12:35:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)