



পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL
05/08/2022 12:06 PM
9-23648898/22
verified that the document
to registration. The sign
the instrument does
on the part

U 956001

Certified that the document is admitted to registration. The signature above and the enforcement sheets attached with this document are the legal file document.

Dubu manne

Addl District Sub - Registrar Gorakhpur
South 24-Pgs.

5 AUG 2022

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

নং তা.

03/08/22

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ক্রেতা

জেতার : - শ্রী প্রগত দে
বালাইপুর সাব-রেজিস্ট্রারী অফিস
জেলা - মহিষ ২৪ পুরগন্ডা

Dater

Manner, 122/140, Dharden

Millgene Road,
Gt.-S.



W

Tapas K. Das
520, Segowabagan
P.O. Larkazar P.M.
Pin - 700153

Addl District Sub - Registrar Garia
South 24-Pgs.

3 AUG 2022

Dulu Manna

2

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**.

Shantanu
Adv.

WHEREAS the land measuring 01 cottah 05 chattack 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.

Shatterjee
Adv.

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 lis pendences, attachment whatsoever.
- 4) That the donee accepts this gift.

Shantanu
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.

*D. Shatterjee,
P.W.*

Debnath Dey

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THE SCHEDULE ABOVE REFERRED TO :

(Description of the land)

ALL THAT piece and parcels of property measuring Bagan 01 cottah 05 chattack 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.

Debnath Dey
Donee

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. Tapas K. Dey
520, Jayarambagan
J.O. Baruipur
Date - 7/01/15

Dulal Manna

2. Suman Dey
Hariharpur Hospitalpara
J.O. - Mallickpur
Kob - 145

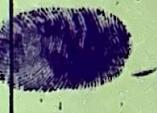
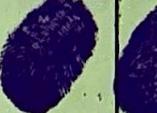
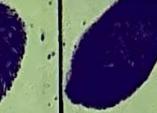
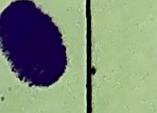
Signature of Donor

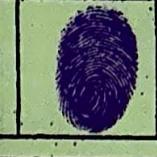
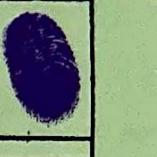
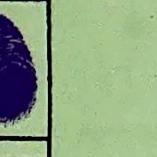
Drafted by -

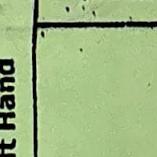
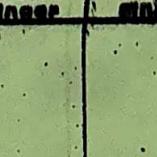
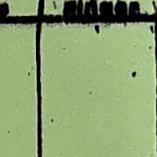
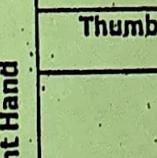
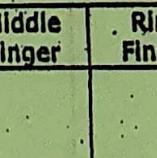
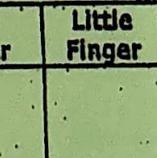
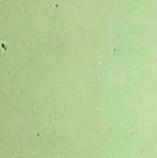
Tanusree Chatterjee.
Advocate.
Baruipur Civil Court.
F- 622/601/2015

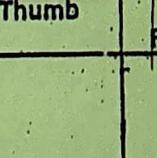
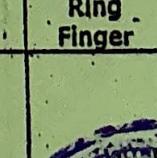
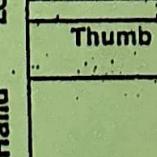
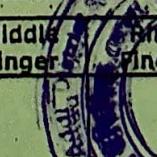
Typed by:

Kabirul Anam
Kabirul Anam, Baruipur.

Executant / Presentant		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>WTSB/12/13 U95137</i> Name Dulha Manna Signature Dulha Manna		         				

Claimant / Executant		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Name Chandan Roy Signature Chandan Roy		         				

Claimant / Executant		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Name Signature		         				

Executant / Presentant		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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. KHTIAN 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



N

ROAD

EX - LAND

58'-0"

1 COTTAH 5 CHITAK 15 SQ.FT
TILES SHED

'B'

49'-9"

1 COTTAH 5 CHITAK 15 SQ.FT

C 49'-9"

L.O. PLOT NO. 2732

8'-0" WIDE COM. PASSAGE



Dulu Manna

SSOS JUA 8/2

S. Mondal
01.8.2022

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

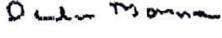
Deed No :	I-1629-04769/2022	Date of Registration	05/08/2022		
Query No / Year	1629-2002368898/2022	Office where deed is registered			
Query Date	03/08/2022 1:21:58 PM	A.D.S.R. GARIA, District: South 24-Parganas			
Applicant Name, Address & Other Details	S DUTTA Mahamayatala, Thana : Sonarpur, District : 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: Laskarpura Road, Mouza: Laskarpur, JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed	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 :

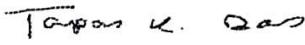
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Dulu Manna (Presentant) Wife of Mr Purujit Manna Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office			 05/08/2022

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.::: bkxxxxxxxx6n, 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	Photo	Finger Print	Signature
1	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			
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.::: cwxxxxxxxx8c, 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				
		05/08/2022	LTI 05/08/2022	05/08/2022

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			
Identifier Of Smt Dulu Manna, Mr Chandan Roy			
		05/08/2022	05/08/2022

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Laskarpura 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.

Endorsement For Deed Number : I - 162904769 / 2022

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

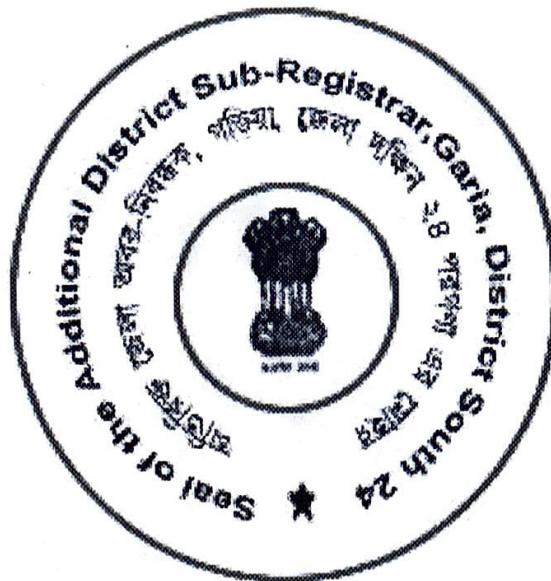
South 24-Parganas, West Bengal

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.)