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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

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The document is submitted  
to registration. The signature on the document  
is an endorsement above mentioned in the  
document on the page of this document.

✓ Chi  
Chetna Roy.

Addl District Sub - Registrar Office  
South 24-Pgs.

5 AUG 2022

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

Chatterjee  
A.S.

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03/08/20

মূল  
ক্রেতা

Chitron

Ray, Dakshin Laskarpur

তেওরায় :- শ্রী প্রবীর দে  
বারুইপুর সাব-রেজিস্ট্রারী অফিস  
জেলা- দাঙ্কিণ ২৪ পুরগঠা



Tapan K. Das  
520, Rayarabagan  
J.O. Larkarpur  
Pin - 700153.

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Addl District Sub - Registrar Office  
South 24 Pgs.

5 AUG 2022

✓ Chitra Roy

## DEED OF GIFT

THIS DEED OF GIFT is made on 5<sup>th</sup> day of August, in the year 2022 (Two thousand twenty two), BETWEEN CHITRA ROY, PAN - CTDPR7140C, Aadhaar No. 8274 1236 9167, daughter of Late Usharanjan Roy, by Hindu, by Nationality - Indian, by occupation - Home Maker, residing at Vill - Dakshin Laskarpur, P.O. - Laskarpur, P.S. - Sonarpur at Present Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153, Mobile No. 9836813735, 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**.

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**WHEREAS** the land measuring 01 cattah 05 chattach 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 & Chitra Roy (the Present Donor herein) inherited the said property as his legal heirs & successors.

**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

✓ Chitra Roy.  
✓ Chitra Roy.

Chitra Roy

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 Govt. 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 Govt. 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 pendentes, attachment whatsoever.
- 4) That the donee accepts this gift.
- 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,

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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.

**THE SCHEDULE ABOVE REFERRED TO :**

**(Description of the land)**

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

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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.

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**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. Das  
520, Kengarabagan  
P.O. Laskar  
Pin - 702153

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chitra Roy

2. Shantanu Dev  
Hariharpur, Hospitalpara  
P.O - Mallickpur.  
Kad - 145

Signature of Donor

Drafted by -

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

Typed by:

Kabirul Anam  
Kabirul Anam, Baruipur.

**Executant / Presentant**



Name .....  
CTB PR 7140

Signature ..... chitra Roy

	Left Hand	Right Hand	Left Hand	Right Hand	Left Hand	Right Hand	Left Hand	Right Hand	Left Hand	Right Hand
	Thumb	Fore Finger	Middle Finger	Ring Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Thumb	Fore Finger

**Claimant / Executant**



Name .....

Signature ..... Chandan Roy

	Left Hand	Right Hand	Left Hand	Right Hand	Left Hand	Right Hand	Left Hand	Right Hand	Left Hand	Right Hand
	Thumb	Fore Finger	Middle Finger	Ring Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Thumb	Fore Finger

**Executant / Presentant**

Name .....

Signature .....

	Left Hand	Right Hand	Left Hand	Right Hand	Left Hand	Right Hand	Left Hand	Right Hand	Left Hand	Right Hand
	Thumb	Fore Finger	Middle Finger	Ring Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Thumb	Fore Finger

Name .....

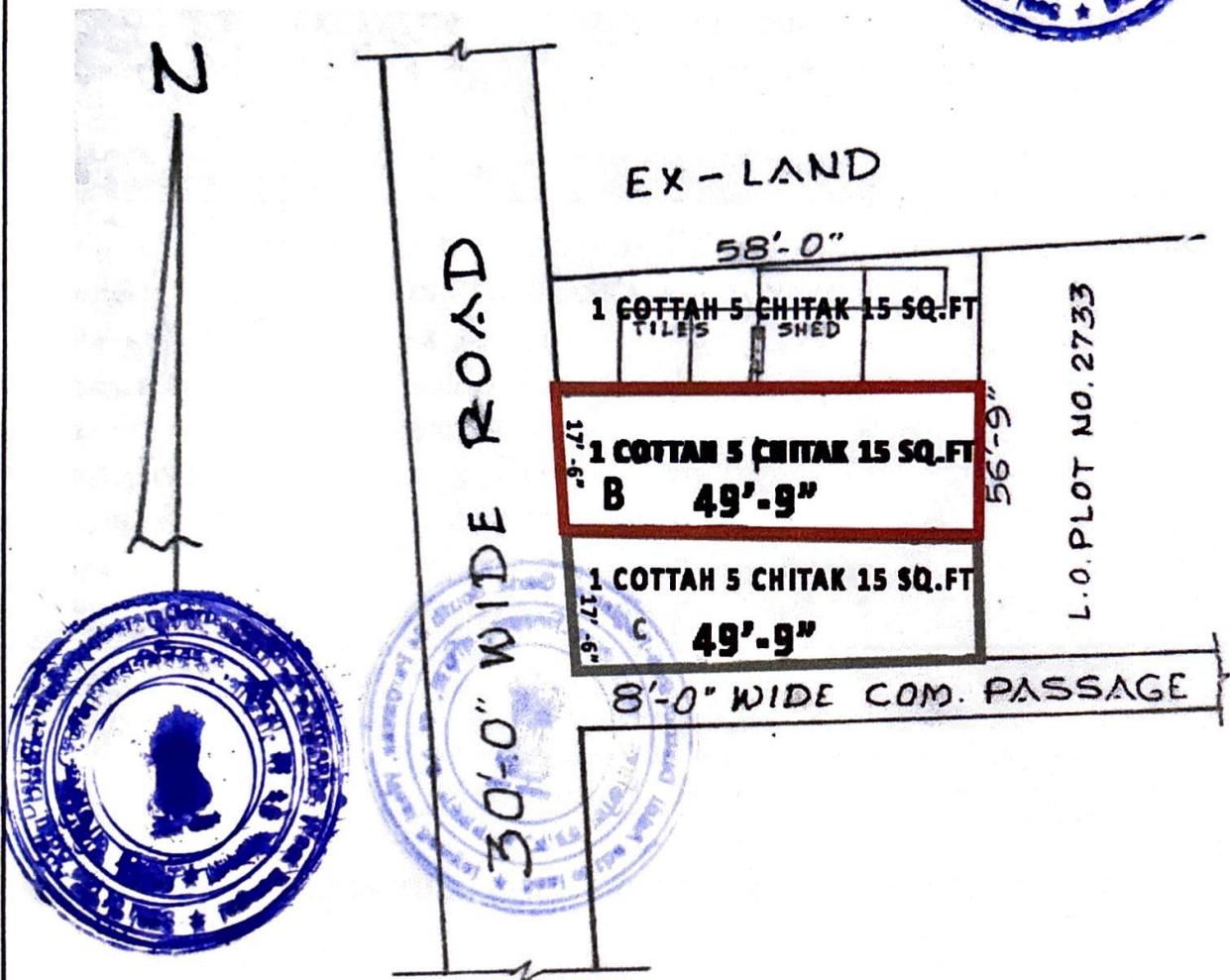
Signature .....

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	Thumb	Fore Finger	Middle Finger	Ring Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Thumb	Fore Finger



ARTITION 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
B	2732(P)	1310(P)	CHITRA ROY	1/2-05CH-15 SQ.FT



chitra Roy

1505 04/08/2022

S. Mondal  
04.8.2022  
Surveyor  
**SWAPAN MONDAL**  
Regd. No.- S/50514/80-81  
Vill.- Fularhat, P.O.- Sonarpur  
South 24 Parganas

### Major Information of the Deed

Deed No :	I-1629-04774/2022	Date of Registration	05/08/2022
Query No / Year	1629-2002369307/2022	Office where deed is registered	
Query Date	03/08/2022 1:36:19 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

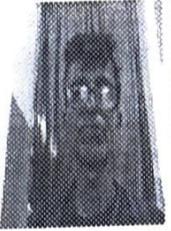
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1995 (RS :-)	LR-2732	Bastu	Shali	1 Katha 5 Chatak 15 Sq Ft	1,00,000/-	16,38,001/-	Width of Approach Road: 30 Ft.,
	Grand Total :				2.2Dec	1,00,000 /-	16,38,001 /-	

### Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature				
	Name	Photo	Finger Print	Signature	
1	Smt Chitra Roy (Presentant) Daughter of Mr Usha Ranjan Roy Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office				05/08/2022

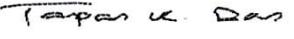
Dakshin Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ctxxxxxx0c, Aadhaar No: 82xxxxxxxx9167, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office

#### Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Chandan Roy</b> 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	05/08/2022 LTI	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
<b>Mr Tapas Kumar Das</b> 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	05/08/2022	05/08/2022

Identifier Of Smt Chitra Roy, Mr Chandan Roy

#### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Laskarpa 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 12:09 hrs on 05-08-2022, at the Office of the A.D.S.R. GARIA by Smt Chitra Roy ,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 Chitra Roy, Daughter of Mr Usha Ranjan Roy, Dakshin Laskarpur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others, 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 6:24PM with Govt. Ref. No: 192022230091234061 on 04-08-2022, Amount Rs: 16,394/-, Bank: State Bank of India ( SBIN0000001 ), Ref. No. CKU3912779 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: Court Fees, Amount: Rs.10/-  
2. Stamp: Type: Impressed, Serial no 546, 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 6:24PM with Govt. Ref. No: 192022230091234061 on 04-08-2022, Amount Rs: 7,210/-, Bank: State Bank of India ( SBIN0000001 ), Ref. No. CKU3912779 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

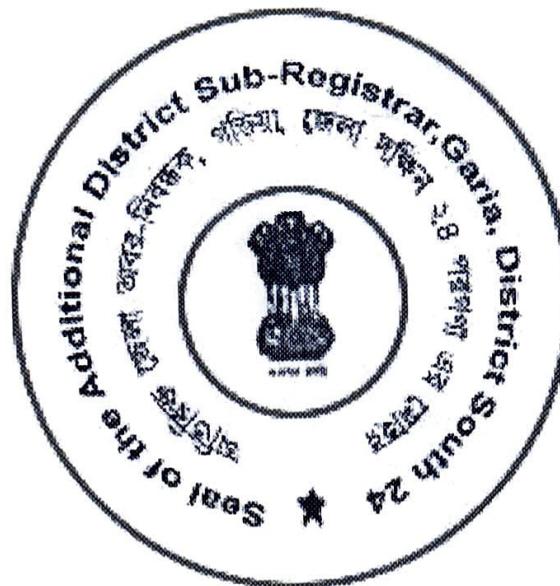
South 24-Parganas, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1629-2022, Page from 150164 to 150178**

**being No 162904774 for the year 2022.**



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2022.08.17 12:40:48 +05:30  
Reason: Digital Signing of Deed.

**(Krishnendu Talukdar) 2022/08/17 12:40:48 PM**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**(This document is digitally signed.)**