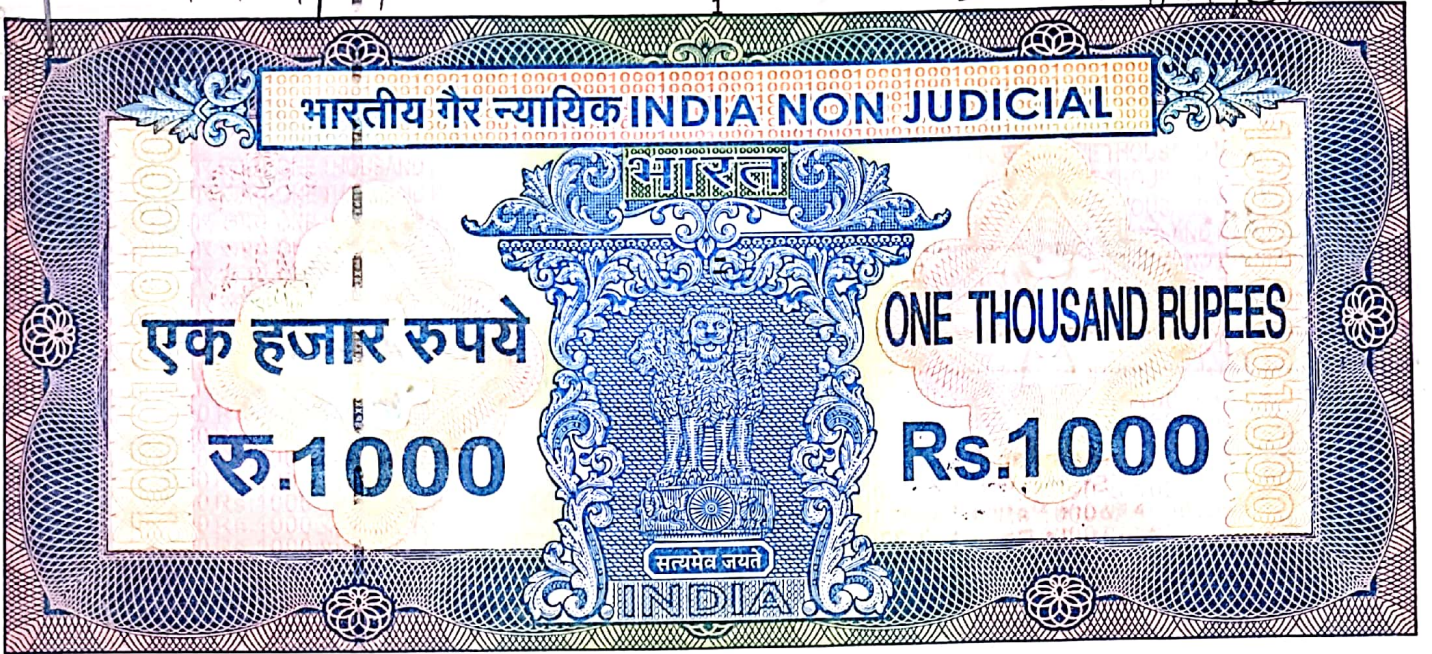


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 769699

13/9/2024

2-2202180/24

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certified that the document is an original registration. The signature sheets and the enclosure stamp attached with the document are the part of this document.

DEED OF GIFT

District Sub-Register-II
Alipore, South 24-parganas

18.3 SEP 2024

THIS DEED OF GIFT is made on this 31st day of August, Two Thousand and Twenty-Four **BETWEEN** **SMT. TAPATI ROY (having Aadhaar No. 4289 0291 0731)**, wife of Late Sanjit Kumar Roy, by faith Hindu, by Nationality Indian, by occupation House-wife, residing at no. 27, Kayastha Para Main Road, Kolkata - 700 078, Post Office Haltu, Police Station Garfa (formerly Kasba), District South 24-Parganas hereinafter called and referred to as the **DONOR** (which term or expression shall unless excluded by or repugnant to the subject or context

Contd.....

22 AUG 2024



A. NO. 10596 Date
Sold to SUVANKAR Roy
of
Rupees 100

27 Kojashe SALE MASHAD
KI-78

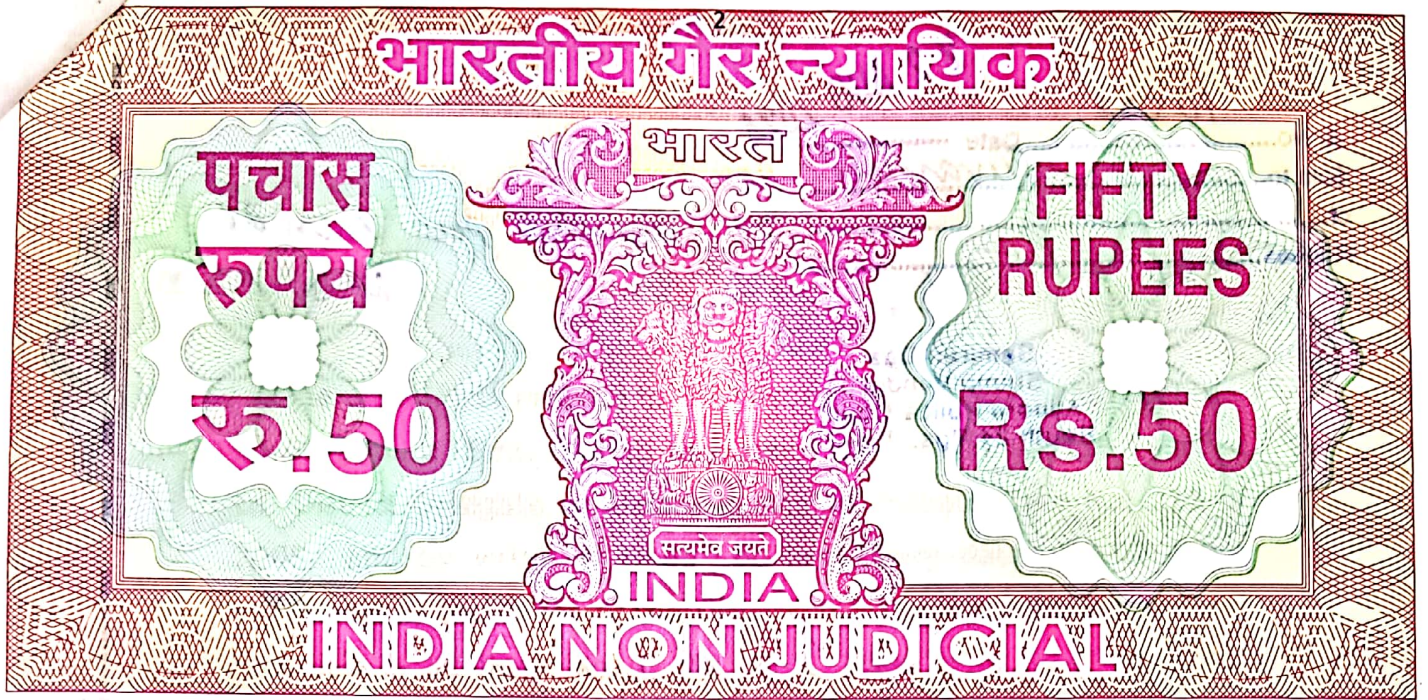
Ses
Semiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Koi-27

10596 - 1000
10597 - 50
1050



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
13 SEP 2024

Chanchal Sarkar
Advocate
son of Late Hari Kumar Sarkar
Alipore Judges' Court.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 246225

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be deemed to mean and include her heirs, executors, administrators, legal representative and/or assigns) of the **ONE PART A N D SRI SUVANKAR ROY (having Aadhaar No.3101 7109 0991)**, son of Late Sanjit Kumar Roy, by faith Hindu, by Nationality Indian, by occupation Service, residing at No. 27, Kayastha Para Main Road, Kolkata - 700 078, Post Office Haltu, Police Station Garfa (formerly Kasba), District South 24-Parganas hereinafter called and referred to as the **DONEE** (which term or expression shall unless exuded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART.**

Contd....

22 AUG 2024

A. No. 10597 Date
Sold to SUVANKAR ROY
of 27 Kozasho Para Man Rd
Rupees 50

KI-28


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS, ALIPORE
10 SEP 2024

W H E R E A S:

- A) By virtue of Grant of Probate to the Last Will and Testament dated 18-05-1994 of Smt. Lilabati Roy, since deceased from the Court of Ld. District Delegate at Alipore in Act 39 Probate Case No. 213 of 2005 and by virtue of Deed of Beneficiary dated 08-02-2006, registered at the Office of the District Sub-Registrar-III Alipore and recorded in its Book No. I, Vol. No.2, Page from 8737 to 8746, Being No. 835 for the year 2006, Sanjit Kumar Roy, son of Late Nirode Chandra Roy, became the absolute owner of ALL THAT the said Flat on Second floor in the Building at Premises No. 12, Sucheta Nagar – 3 (Mailing Address 27, Kayastha Para Main Road) , Kolkata – 700 078 and the Flat was/is assessed under **Assessee No.31-105-29-01494(3 DH)** in KMC Records under its Ward No. 105.
- B) Upon demise of Sanjit Kumar Roy, the Donor being his Wife and as well as Mother of the Donee herein, by a Deed of Gift dated 15-03-2019, registered at the Office of the District Sub-Registrar-III Alipore and recorded in its Book No. 1, Vol.No.1603-2019, Page from 30854 to 30877, Being No. 160300943 for the year 2019 in favour of her Son, the Donne herein in respect of her undivided ½ (one-half) share in the above property inherited by her from her deceased Husband Sanjit Kumar Roy.

Contd....

- C) Due to hurriedness and/or inadvertence, the Donor had conveyed excess Area in the said Second Floor Flat in favour of the Donee in the said Deed of Gift Being No.,1603-00943 for the year 2019 and as such on 30th day of August, 2024, one Deed of Cancellation of Deed of Gift was executed between the Donor and the Donee herein and the said Deed of Cancellation of Gift was registered at the Office of the District Sub-Registrar-III, Alipore and was recorded in its Book No. I, Being No. 1603.....for the year 2024.
- D) Upon execution and Registration of the Deed of Cancellation dated 28th day of August, 2024 as aforesaid, the Donor and the Donee herein are jointly seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said Flat on Second floor measuring Covered Area 580 Sq. ft. more or less in the said Building at Premises No. 12, Sucheta Nagar – 3 (Mailing Address 27, Kayastha Para Main Road) , Kolkata – 700 078 more fully described in the **SECOND SCHEDULE** hereunder written.
- D) The **Donee is the only Son of the Donor** herein.
- E) In consideration of natural love and affection for the Donee, the Donor have now decided to transfer and convey her undivided ½ (one-half) share equivalent to 290 Sq. ft. of Covered area out of 580 Sq. ft. more or less of Covered area in the said Flat on Second floor in the said old Three storied building at the said premises as and by way of Gift unto and in favour of the Donee herein.

Contd....

- F) The said Flat on Second in the said Three storied building at the said premises is free from all encumbrances and the Donor is having good right, absolute authority and/or entitlement to transfer her undivided $\frac{1}{2}$ (one-half) share over the said Flat in favour of the Donee herein.
- G) The Donee has also signified his acceptance of the Gift hereby made in his favour by the Donor under these presents.
- H) For the purposes of Registration, the said undivided $\frac{1}{2}$ (one-half) share in the said Flat at the said premises is tentatively valued at Rs.10,00,000/- (Rupees Ten Lakhs only) and upon assessment of Market Value of the said Flat by the Registration Authorities appropriate Stamp Duty is paid in this Deed of Gift accordingly.

NOW THIS DEED OF GIFT WITNESSETH that in pursuance of the said desire and in consideration of natural love and affection which the Donor bears towards the Donee, being her only Son, the Donor do out of her own free will grant, convey, transfer, assign and assure as and by way of Gift i. e., ALL THAT the her said **undivided $\frac{1}{2}$ (one-half) share** equivalent to 290 Sq. ft. of Covered area out of 580 Sq. ft. Covered area in the **Flat on Second Floor** in the said old Three storied building constructed on the piece or parcel of land situated lying at and being the **Premises No. 12, Sucheta Nagar – 3 (Mailing Address 27, Kayastha Para Main Road), Kolkata–700 078**, under Ward No. 105 of The Kolkata Municipal Corporation, Police Station Garfa (formerly

Contd....

Kasba) unto and in favour of the Donee herein and the said premises is fully described in the **FIRST SCHEDULE** hereunder written and the said Flat is morefully and particularly described in the **SECOND SCHEDULE** hereunder written and the said Flat is shown and/or delineated in the Map or Plan annexed hereto and bordered **RED** thereon **OR HOWSOEVER OTHERWISE** the said Flat now is are or heretofore was or were and all the right, title, interest, claim and demand whatsoever of the Donor into and upon the said Flat or any part thereof hereby granted, conveyed, transferred, assigned and assured to the Donee **TO ENTER INTO AND TO HAVE AND TO HOLD** the said the **undivided ½ (one-half) share** over the said **Flat on Second Floor** in the said old Three storied Building at the said **Premises No. 12, Sucheta Nagar-3 (Mailing Address 27, Kayastha Para Main Road), Kolkata-700 078** fully described in the **SECOND SCHEDULE** hereunder hereby granted conveyed assigned and assured unto and to the use of the Donee absolutely and forever **AND THAT** the Donee shall and may at all times hereafter peacefully and quietly hold possess and enjoy the said the undivided ½ (one-half) share in the said Flat and receive the rents issues and profits thereof without any lawful demand or interruption whatsoever by the Donor or any person or persons claiming as aforesaid AND the Donor do hereby covenant with the Donee that the Donor have good right full power and absolute authority to grant convey and transfer her Ownership the undivided ½ (one-half) share in the said Flat hereby granted transferred assigned and assured unto the Donee well and sufficiently indemnified or from against all charges,

Contd....

attachments encumbrances made or created by the Donor, any person or persons lawfully or equitably claiming from under or in trust for her AND further the Donor and every person claiming any right title and interest in the said Flat from under or in trust for the Donor and the Donor shall and will from time to time and at all times hereafter at the requests and costs of the Donee do and execute and perform or caused to be done and executed all such further and other lawful acts, deeds things and assurances in respect of the said Flat hereditaments and premises whatsoever for better and more perfectly assuring the said the undivided $\frac{1}{2}$ (one-half) share in the Flat described in the **SECOND SCHEDULE** hereunder written unto and to the Donee in the manner aforesaid or as shall may be reasonably required and the Donor do hereby deliver possession in the undivided $\frac{1}{2}$ (one-half) share in the said Flat on Second Floor in favour of the Donee as conveyed under these presents.

AND the Donee hereby accepts the said Gift in undivided $\frac{1}{2}$ (one-half) share made in his favour under these presents by the Donors as will appear from his being a party hereto and executing these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Description of the property/premises)

ALL THAT the piece and parcel of **3 (three) Cottahs** more or less of Bastu land together with 20 years old Three storied Building standing thereon or on part thereof situated lying at **Mouza Kasba**, J. L. No. 13, comprised in Dag No. 3424, under Khatian No.774, Police Station Garfa

Contd....

District South 24-Parganas, being the **Premises No.12, Sucheta Nagar-3 (Mailing Address 27, Kayastha Para Main Road), Kolkata-700 078** under Ward No.105 of the Kolkata Municipal Corporation. The said property/premises is butted and bounded as follows :

ON THE NORTH : By Premises No.25A, Kayastha Para Main Road;
ON THE SOUTH : By Premises No.25A, Kayastha Para Main Road;
ON THE EAST : By 18'ft. wide KMC Road ;
ON THE WEST : By other property ;

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of undivided Share in the Flat conveyed by Gift)

ALL THAT the **undivided ½ (one-half) Share** equivalent to 290 Sq. ft. more or less out of Covered Area 580 Sq. ft. more or less in the **Flat on Second Floor** having Mosaic flooring in the 20 years old Three Storied building together with undivided indivisible proportionate share in land attributable to the said Second floor Flat in the said premises situated lying at and being the **Premises No.12, Sucheta Nagar-3 (Mailing Address 27, Kayastha Para Main Road), Kolkata-700 078** as fully described in the **FIRST SCHEDULE** herein above. The said Second floor Flat is assessed under **Assessee No. 31-105-29-0149(3 DH)** in KMC Records within the said premises and the said Second floor Flat within the premises is delineated in **RED** border in the Floor Plan annexed hereto and the same shall be treated as part of this Deed of Gift.

Contd....

IN WITNESS WHEREOF the Donor and the Donee hereto have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED
BY THE **DONOR** AT KOLKATA
IN THE PRESENCE OF:

1. Chaitali Roy
3, Halku main Rd KOL-78

Tabati Roy
(DONOR)

2. Sujit Kumar Roy.
27, Kayastha Para main Road.
KOL-78

SIGNED SEALED AND ACCEPTED
BY THE **DONEE** AT KOLKATA
IN THE PRESENCE OF:

1. Chaitali Roy

2. SUJIT KUMAR ROY

Suvankar Roy
(DONEE)

Drafted by :

Chanchal Santra
(Chanchal Santra)

Advocate

Regn. No. WB/496/1984

Alipore Judges' Court

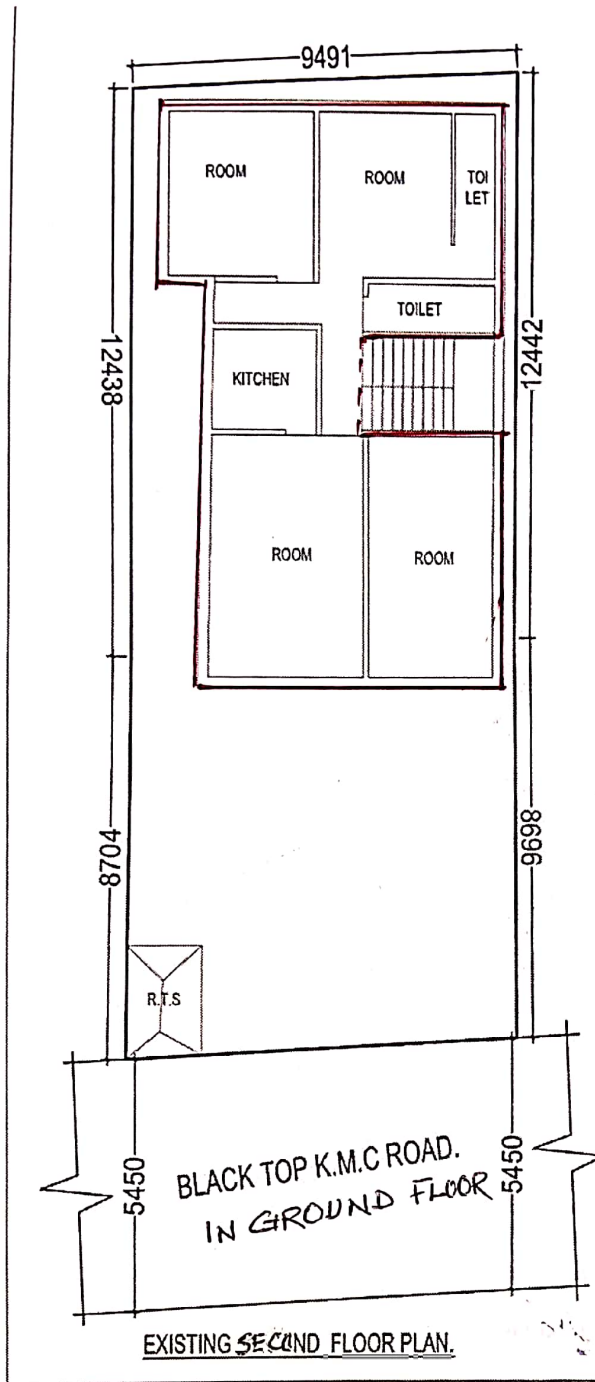
Typed by :

Sunil Kr. Dey

(Sunil Kr. Dey)

513, C. R. Colony,

Baghajatin, Kolkata-700 092



FLOOR PLAN OF FLAT ON SECOND FLOOR IN THE BUILDING AT PREMISES No. 12, SUCHETA NAGAR-3 (Mailing Address 27, Kayastha Para Main Road), Kolkata-700 78, KMC Ward No.105
 Assessee No. 31-105-29-014948 (DH)
 Conveyed by Gift : Undivided 1/2 Share
 = 290 Sq. ft. (More or less)-Covered Area out of 580 Sq. ft.
 Flat demarcated by RED border

Tapati Roy

(DONOR)

Suvankar Roy

(DONEE)

Traced by S. Roy

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name... TAPANI ROY

Signature... Tapani Roy

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name... SUVANKAR ROY

Signature... Suvankar Roy

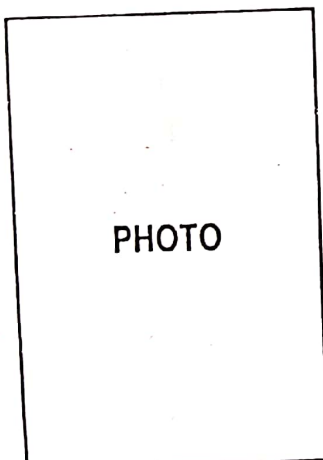
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ring finger

small finger



left hand					
right hand					

Name.....

Signature.....



Major Information of the Deed



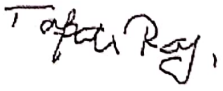
Deed No :	I-1603-15711/2024	Date of Registration	13/09/2024
Query No / Year	1603-2002202170/2024	Office where deed is registered	
Query Date	16/08/2024 12:47:06 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chanchal Santra Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, 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. 11,60,420/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,050/- (Article:33(i))		Rs. 11,650/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 27, Ward No: 105, Road: Kayastha Para Main Road, Pin Code : 700078



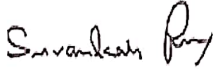
Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Super Build Area: 348, Carpet Area: 272	0/-	11,60,420/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 20 Year, Approach Road Width: 18 Ft. , New Flat ,Status of Completion : Completed

Donor Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt TAPATI ROY Wife of Late SANJIT KUMAR ROY Executed by: Self, Date of Execution: 31/08/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	 13/09/2024	 Captured LTI 13/09/2024	 13/09/2024

27 KAYASTHA PARA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx8P, Aadhaar No: 42xxxxxxxx0731, Status :Individual, Executed by: Self, Date of Execution: 31/08/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUVANKAR ROY (Presentant) Son of Late SANJIT KUMAR ROY Executed by: Self, Date of Execution: 31/08/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	 <small>13/09/2024</small>	 <small>LTI</small> <small>13/09/2024</small> Captured	 <small>13/09/2024</small>
Son of Late SANJIT KUMAR ROY 27 KAYASTHA PARA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx8P, Aadhaar No: 31xxxxxxxx0991, Status :Individual, Executed by: Self, Date of Execution: 31/08/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 <small>13/09/2024</small>	 <small>13/09/2024</small> Captured	 <small>13/09/2024</small>
Identifier Of Smt TAPATI ROY, Mr SUVANKAR ROY			

Endorsement For Deed Number : I - 160315711 / 2024

On 13-09-2024

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 13:03 hrs on 13-09-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUVANKAR ROY ,Claimant.

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 11,60,420/-. Family Members amount Rs 11,60,420/-

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

Execution is admitted on 13/09/2024 by 1. Smt TAPATI ROY, Wife of Late SANJIT KUMAR ROY, 27 KAYASTHA PARA MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 2. Mr SUVANKAR ROY, Son of Late SANJIT KUMAR ROY, 27 KAYASTHA PARA MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service

Indetified by Mr CHANCHAL SANTRA, , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,650.00/- (A(1) = Rs 11,604.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 11,618/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2024 3:43PM with Govt. Ref. No: 192024250205994518 on 12-09-2024, Amount Rs: 11,618/-, Bank: SBI EPay (SBlePay), Ref. No. 4660684946755 on 12-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,020/- and Stamp Duty paid by Stamp Rs 1,050.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10596, Amount: Rs.1,000.00/-, Date of Purchase: 22/08/2024, Vendor name: S DAS
 2. Stamp: Type: Impressed, Serial no 10597, Amount: Rs.50.00/-, Date of Purchase: 22/08/2024, Vendor name: S DAS
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2024 3:43PM with Govt. Ref. No: 192024250205994518 on 12-09-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 4660684946755 on 12-09-2024, Head of Account

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 411419 to 411435

being No 160315711 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.09.13 15:09:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 13/09/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

